WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017800 DEEDWARR
06/22/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.03
20230622-0047514

File No. EM-23-4604

STATE OF TENNESSEE
COUNTY OF
DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Saig and Michael Saig	New Owner	
(NAME)	(NAME)	
5469 N. Angela Rd		091-03-0C-059.00-CO
(ADDRESS)	(ADDRESS)	
Memphis, TN 38120		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, Taylor Paige, a single woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Saig and Mary Saig, husband and wife , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 225 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener' s Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, Instrument No. 20191108-0115784, Instrument No. 20200203-0012223, and Instrument No. 20220324-0034071 Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Taylor Paige, unmarried by Warranty deed from Bon Hold Co., LLC, a Tennessee limited liability company of record in Instrument No. 20210517-0066059 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 17, 2021.

This is property more commonly known as 1638 54th Avenue North, #225, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 16th day of June, 2023.

Taylor Paige by RL Attorney in fact
Taylor Paige by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Taylor Paige, and that this instrument was executed on behalf of the said Taylor Paige for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202306220047513, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16th day of June, 2023.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/16/2023.

Affiant Signature – Joshua A. Terry

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON