Karen Johnson Davidson County
Batch# 1020174 DEEDWARR
06/28/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20230628-0049424

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B-23-2235

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of June, 2023

Notary Public

Commission Expires: 1-19-2025

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathleen Diane Peters 1638 54th Avenue North #230 Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd Ste A300 Nashville, TN 37215	091-03-0C-064.00-CO

WARRANTY DEED

FOR AND IN 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,

Catherine J. Stanley, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Diane Peters, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 230 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 and 20191108-0115784, 20200203-0012223, and 20220324-0034071, Register's Office for said County, to which reference is hereby made for more complete description of said Unit.

Being the same property conveyed to Catherine J. Stanley, unmarried woman by Warranty deed from Saint Paul Properties, LLC, a Tennessee Limited Liability Company of record

in Instrument No. 20200806-0087472 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on August 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1638 54th Avenue North #230, Nashville, TN 37209

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 so 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.

Dated this the 27th day of June, 2023.

Catherine J. Stanley

Catherine J. Stanley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of June, 2023, before me personally appeared Catherine J. Stanley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2023.

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/26

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 June 27th 2023.

Affiant Signature – Joshua A. Terry

6/28/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/23.

Notary Public

My Commission Expires: 9/28/26

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