Karen Johnson Davidson County
Batch# 1031215 DEEDWARR
07/26/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230726-0057790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/28/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File #23-TC-1677-438

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Kiser and Sydney Kiser	**New Owner**	
(NAME)	(NAME)	**091-03-1B-438-00-CO**
1677 54th Avenue North, Unit 438		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAYLEY CARTER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL KISER AND SYDNEY KISER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 438, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Silo West Nashville, LLC, a Tennessee limited liability company by Special Warranty deed from R. Manuel - Centennial, a Tennessee general partnership of record in Instrument No. 20200915-0105203 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020. (Value of consideration shown in aforementioned deed $7,088,803.00.)

Being the same property conveyed to Hayley Carter, a single person by Warranty from Silo West Nashville, LLC, a Tennessee limited liability company of record as Instrument Number 20220816-0092558, Register's Office for Davidson County, Tennessee, dated August 4, 2022 and recorded on August 16, 2022. (Value of consideration shown in aforementioned deed $258,296.00.)

This conveyance is subject to:
*Taxes for the year 2023, a lien not yet due and payable.
*Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
*Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060, in the Register's Office for Davidson County, Tennessee.

*Easement to NES of record in Instrument Number 20190308-0021263, in the Register's Office for Davidson County, Tennessee.
*Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
*Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
*Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
*20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
*Charter for Silo Bend Owners Association, Inc. of record in Instrument Number 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
*Common Area Conveyance Quitclaim Deed of record in Instrument Number 20230330-0023132, in the Register's Office for Davidson County, Tennessee.
*Charter for Silo Bend Homes Association, Inc. of record in Instrument Number 20180711-0067119, in the Register's Office for Davidson County, Tennessee.
*Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287, in the Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796 and Instrument No. 20200915-0105204, Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
*Grant of Easement of record in Instrument Number 20211207-0161834, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue North, Unit 438, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th day of July, 2023.

Hayley Carter By [signature], Attorney In Fact

Hayley Carter by Loy Carney, Attorney-In-Fact
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Hayley Carter and acknowledged that he executed the same as the free act and deed of the said Hayley Carter.

Witness my hand, at office, this 25th day of July, 2023.

[signature]
Notary Signature
My commission expires: 8-20-2023

JOSHUA M. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/25/23 (date of document).

Affiant Signature

7/26/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON