Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-1638

Karen Johnson Davidson County
Batch# 1032947 DEEDWARR
08/01/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230801-0059251

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745304

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2023.

Notary Public
My Commission Expires: 2/19/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vikki C. Belanger 1638 54th Avenue N #309 Nashville TN 37209	Legacy Homes Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	Tax Parcel ID No. 091 03 0C 078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marshall Alexander, a Married Man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vikki Chouree Belanger, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 309 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; 20191108-0115784; 20200203-0012223 and 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 Marshall Alexander, a Married Man, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200402-0035279, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on April 02, 2020. Subject property is not, nor has it ever been, the marital or primary residence of Grantor, his spouse, or dependents, as defined by statute.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Instrument No. 20180621-0059910.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Silo Bend Condominium of record in Instrument No. 20180627-0062234, as amended by instrument(s) of record in Supplemental Declaration recorded in Instrument No. 20190611-0056002; as Amendment recorded in Instrument Nos. 20190611-0056096 and 20200131-0011796; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, as Scrivener's Affidavit recorded in Instrument No. 20180724-0072254, as Amendment recorded in Instrument Nos. 20180815-0080500; 20191108-0115784; 20200203-0012223 and 20220324-0034071.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and System recorded in Instrument Nos. 20171211-0125932; 20180502-0041506; 20180518-0047890 and 20180719-0070539.

Easement for Ingress and Egress, recorded in Book 972, Page 393.

Easement for Switch Track, recorded in Book 981, Page 650.

Easement for Roadway, recorded in Book 1237, Page 141.

Easement for Warranty Deed of Flowage, recorded in Book 2245, Page 317.

Easement for Pipe Line, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218; Book 3676, Page 131 and Book 3804, Page 55.

Easement for Access, recorded in Book 5121, Page 950.

Easement recorded in Instrument No. 20130204-0011240.

This is improved property located at 1638 54th Avenue N #309 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2023.

Marshall Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshall Alexander, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2023.

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Tiffany Rooker, 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 July 31, 2023.

Tiffany Rooker
Affiant Signature

7/31/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of July, 2023.

Carol M Holmes
Notary's Signature

My Commission Expires: 2/19/24

Notary's Seal

