Karen Johnson Davidson County
Batch# 1068718 DEEDWARR
11/06/2023 11:34:56 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20231106-0086617

WARRANTY DEED

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 THE 2 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

File #23-PA-1677-336

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)
Allison Prechtel	~~New Owner:~~ CMG Financial	
(NAME)	(NAME)	
1677 54th Avenue North, Unit 336	3160 Crow Canyon Rd #400	**091 03 1B 336.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon, CA 94583	
(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, **DAVIS WHITTED BENNETT, IV, AN UNMARRIED MAN, AND WESLEY POWELL, AN UNMARRIED MAN, AS TENANTS IN COMMON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON PRECHTEL, A SINGLE WOMAN** 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 336, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689 and Third Amendment at 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 the same property conveyed to Davis Whitted Bennett, IV, An Unmarried Man, and Wesley Powell, An Unmarried Man, As Tenants in Common, by Warranty Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220818-0093595, in the Register's Office of Davidson County, Tennessee, dated August 16, 2022 and recorded on August 18, 2022.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and beyond, 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.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as amended in Instrument Nos. 20190611-0056096; 20200131-0011796.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument Nos. 20211026-0143658; 20220803-0088689; 20220823-0094974.
*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20171106-0114060.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932; 20180502-0041506; 20180518-0047890; 20180719-0070539; 20200221-0019287.
*Easement for NES, recorded in Instrument No. 20190308-0021263.
*Easement recorded in Book 1237, Page 141 and Instrument No. 20211207-0161834.
* 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 336, 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 2nd day of November, 2023.

Davis Whitted Bennett, IV

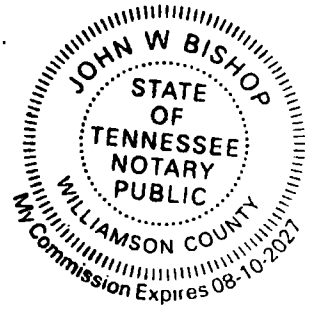
Wesley Powell by Davis Whitted Bennett, his attorney in Fact
Wesley Powell by Davis Whitted Bennett, IV, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2023, before me personally appeared Davis Whitted Bennett, IV, 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 2nd day of November, 2023.

Notary Signature
My commission expires:

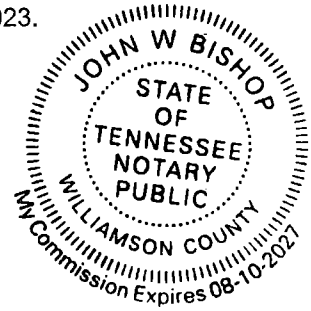


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2023, before me personally appeared Davis Whitted Bennett, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Wesley Powell as his Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Wesley Powell.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Signature
My commission expires:



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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-23-1671336