WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078873 DEEDWARR
12/06/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20231206-0094132

File No. AT-23-5670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Jomeika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

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
Simon Kwak and Sean Flanagan	Same As New Owner	
(NAME)	(NAME)	091-03-1B-431.00-CO
1677 54th Avenue North, 431		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Hudson Louis Martin, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Simon Kwak and Sean Flanagan, married to each other**, 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 431, 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 to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, 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 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.

Being the same property conveyed to Hudson Louis Martin, a single person by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20220804-0088851 Register's Office for Davidson County, Tennessee, dated August 04, 2022 and recorded on August 04, 2022.

This is property more commonly known as 1677 54th Avenue North, 431, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 28th day of November, 2023.

Hudson Louis Martin

Hudson Louis Martin

STATE OF ~~TENNESSEE~~ @ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

On this 28th day of November, 2023, before me personally appeared Hudson Louis Martin, 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 28th day of November, 2023.

Notary Signature
My commission expires: 02/05/2025
FL Driver License presented

ANGEL M. PRUDEN
Notary Public - State of Florida
Commission # HH 056369
My Comm. Expires Feb 5, 2025
Bonded through National Notary Assn.

☒ Physical Presence
– OR –
☐ Online Notarization

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 **November 28, 2023**.

Jamika Jones

Affiant Signature

December 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of December, 20 23.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires