Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-KW-23-1638-135

Karen Johnson
Batch # 1091708
01/22/2024 02:11:40 PM
Fees: $18.00 Taxes: $1,395.64
Davidson County
DEEDWARR
3 pgs
20240122-0003389

Name and Address of New Owner:
John Anderson and Mary Jane Austin
1638 54th Avenue North
133
Nashville, TN 37209

Send Tax Bills To:
John Anderson and Mary Jane Austin
1638 54th Avenue North
133
Nashville, TN 37209

This Instrument Prepared By:
Courtenay Rogers
Mockingbird Title & Escrow Services, LLC
615 Main Street
B25
Nashville, TN 37206

Map & Parcel No: 091-03-0C-019-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Candler Pope, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Anderson, an unmarried man and Mary Jane Austin, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 133 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 and 20200203-0012223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property as conveyed to Candler Robinson Huddleston, a single woman by Warranty Deed from Silo House, LLC, dated 3/30/2020, recorded 4/1/2020, in Instrument No. 20200401-0034759, in the Register's Office for Davidson County, Tennessee. Candler Robinson Huddleston, having since married, has changed her name to Candler Pope. Preston Pope joins in this conveyance for the purpose of conveying any marital interest he may hold in the property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17TH day of January, 2024.

Candler Pope (SEAL)
Candler Pope

P. Pope (SEAL)
Preston Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17TH day of January, 2024, before me personally appeared Candler Pope, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17TH day of January, 2024.

Teresa Morgan
Notary Signature
My commission expires: 7/7/2027

TERESA M MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17TH day of January, 2024, before me personally appeared Preston Pope, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17TH day of January, 2024.

Teresa Morgan
Notary Signature
My commission expires: 7/7/2027

TERESA M MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $377,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 17 day of January, 2024.

Notary Signature
My commission expires:
03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY