Karen Johnson Davidson County
Batch# 1097192 DEEDWARR
02/02/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20240202-0007368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $368,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2024.

Notary Public

My commission expires: _____

(Notary Stamp)

J. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Janet McCormick	**New owner**	**091-03-0C-101.00-CO**
1638 54th Ave N #332		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Molly M. Henderson, an unmarried woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Janet McCormick, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 332 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 No. 20180815-0080500, Instrument No. 20191108-0115784, Instrument No. 20200203-0012223, and Instrument No. 20220324-0034071, 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 conveyed to Molly M. Henderson, a single woman by Warranty deed from Silo House, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200409-0037303 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 09, 2020.

This is **improved** property known as **1638 54th Ave N #332, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of February 2024.

Molly M. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Molly M. Henderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of February 2024.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001569-525

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

SP 11/2015

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 1, 2024**.

Date

D Hardwick

Affiant Signature

February 2, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026