Karen Johnson Davidson County
Batch# 1098153 DEEDWARR
02/05/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20240205-0008113

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $338,000.00 Affiant Subscribed and sworn to before me, this 1ST day of FEBRUARY 2024. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: David H. Windley, Nancy L. Windleyand David L. Windley 1638 54th Avenue North #331 Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-03-0C-100.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN MALONEY, UNMARRIED**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to**DAVID H. WINDLEY, AND WIFE NANCY L. WINDLEY, AS TO A 50% UNDIVIDED INTEREST IN THE PROPERTY DESCRIBED HEREIN AND DAVID L. WINDLEY, UNMARRIED, AS TO THE REMAINING 50% UNDIVIDED INTEREST IN THE PROPERTY DESCRIBED HEREIN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land inDavidsonCounty, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 331 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, Instrument No. 20200203-0012223, and Instrument No. 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 Megan Maloney, unmarried by Warranty Deed from Laura Elizabeth Sherborne, unmarried of record in Instrument No. 20220627-0073334 Register's Office for Davidson County, Tennessee, dated June 23, 2022 and recorded on June 27, 2022.

This is improvedproperty commonly known as: **1638 54th Avenue North #331Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantorcovenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1 day of February, 2024.

MEGAN MALONEY

STATE OF Missouri)
)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEGAN MALONEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of February, 2024.

Notary Public
My Commission Expires: 08142024

CHELLE L ANDERSON
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 16166566
My Commission Expires 08-14-2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/5/2024 (date of document).

Affiant Signature

2/5/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

