Warranty Deed

Karen Johnson Davidson County Batch# 1101685 DEEDWARR 02/15/2024 03:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.50 20240215-0010673	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 13th day of February, 2024. Notary Public My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Leigh Wood	Lending Hand Mortgage ~~New Owner(s)~~	091-03-1B-212.00-CO
1677 54th Avenue North, #212	510 Lentz Dr.	
Nashville, TN 37209	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES PORTER AND MEGAN PORTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA LEIGH WOOD, A SINGLE WOMAN, AS SOLE OWNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 212, together with common area, 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, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and 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 James Porter and Megan Porter by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220930-0107980 Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 30, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1677 54th Avenue North, 212, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of February, 2024.

James Porter

Megan Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Porter and Megan Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of February, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/24.

Affiant Signature – Joshua A. Terry

2/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27