Karen Johnson Davidson County
Batch# 1105836 DEEDWARR
02/29/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20240229-0013807

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-342

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,000.00

Keith H Solomon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2024

Michelle W Locke
Notary Public

Commission Expires: 9/14/25

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Cameron Duvall<br>~~1677 54th Avenue North~~<br>~~Unit 332~~<br>~~Nashville, TN 37209~~<br>8305 61st St Ct W<br>University Place, WA 98467 | Chase<br>700 Kansas Ln<br>Monroe, LA 71203 | 091 03 1B 332.00 |

# WARRANTY DEED

FOR AND IN 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,

**Callie Burgess, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cameron Duvall, a married person**

HEREINAFTER CALLED THE GRANTEES, 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 332, together with common areas, 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 at Instrument No. 20211026-0143658, and 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 by Special Warranty Deed from R. Manuel - Centennial, a Tennessee general partnership to Silo West Nashville, LLC, a Tennessee limited liability company, recorded September 15, 2020, as Instrument No. 20200915-0105203 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company to James K. Polk Van Zandt and Mary Jo Van Zandt, a married couple, recorded August 18, 2022, as Instrument No. 20220818-0093587 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from James K. Polk Van Zandt and Mary Jo Van Zandt, husband and wife to Callie Burgess, an unmarried woman, recorded January 26, 2023, as Instrument No. 20230126-0005860 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1677 54th Avenue North, Unit 332, Nashville, TN 37209

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 so 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.

Dated this the 27th day of February, 2024.

Callie Burgess

Callie Burgess

STATE OF Virginia
COUNTY OF Hampton

On this 27th day of February, 2024, before me virtually appeared Callie Burgess, 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 27th day of February, 2024.

Notary Signature
My commission expires: 03/31/2025

7938299




Notarized remotely online using communication technology via Proof.

**Tennessee Certification of Electronic Document**

I, Michelle W. Kendig, 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 2/27/24 (date of document).

Michelle W. Kendig
Affiant Signature

2/28/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of February, 2024

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 6-27-25

NOTARY'S SEAL

