WARRANTY DEED

Karen Johnson
Batch # 1114028
03/22/2024 11:26:16 AM
Fees: $18.00 Taxes: $1,720.50

Davidson County
DEEDWARR
3 pgs

20240322-0020068

Y-EXP-24-1620

STATE OF ~~TENNESSEE~~ New York DL
COUNTY OF ~~DAVIDSON~~ Kings DL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Marie Hanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/16/2027

DAHIANA LAUCER
Notary Public - State of New York
(AFFIX SEAL) 01LA0012091
Qualified in Bronx County
My Commission Expires Aug 16, 2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie Hsiao-Fang-Yen Personal Accounts Trust Agreement, dated 06/02/2020 and amended and restated 01/31/2024	**Same as New Owner**	
(NAME)	(NAME)	**091-03-0C-020.00-CO**
1620 54th Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIE HANAN AND ALEXANDER HANAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE HSIAO-FANG-YEN, TRUSTEE OF THE NATALIE HSIAO-FANG-YEN PERSONAL ACCOUNTS TRUST AGREEMENT, DATED 06/02/2020 AND AMENDED AND RESTATED 01/31/2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1620 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 20200203-002223, 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 Marie Hanan and Alexander Hanan, wife and husband by Warranty Deed from Robert A. Winstead, an unmarried man and Abigail Winstead, an unmarried woman of record in Instrument No. 20211008-0135806 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 08, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500 in Instrument No. 20191108-0115784, add amendment 2020203-0012223 , and Instrument No 20220324-0034071 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, Supplemental Declaration of record at Instrument No. 20190611-0056002, Amended at Instrument No. 20190611-0056096, and Instrument No 20200131-0011796 Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180711-0067119 and Instrument No. 20180711-0067120, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200221-0019287, in the Register's Office for Davidson County, Tennessee.
- NES Easement of record in Instrument Number 20190308-0021265, in the Register's Office for Davidson County, Tennessee.

- Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633 and Instrument No. 20170505-0044727, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
- Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
- Waterline easement contained of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, in the Register's Office for Davidson County, Tennessee.
- Easement for switch track as evidenced in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125932, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180502-0041506, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180518-0047890, and Instrument Number 20180719-0070539 in the Register's Office for Davidson County, Tennessee
- Easement for Access of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
- Assignment of Easement Rights of record in Instrument Number 20130204-0011240, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 3676, Page 131, in the Register's Office for Davidson County, Tennessee.
- Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee of record in Book 4656, Page 788, in the Register's Office for Davidson County, Tennessee.
- Twenty Foot Right of Way Easement of record in Book 3678, Page 14 and Book 3676, Page 165, in the Register's Office for Davidson County, Tennessee.
- . Matters shown on the Plan of record in Instrument Number 20140528-0045931, in the Register's Office for Davidson County, Tennessee.
- Assignment of Easement Rights by and between Brucewood Partners and NLC Partners of record in Instrument Number 20140604-0048362, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement, Covenants and Restrictions of record in Instrument Number 20140530-0046802, in the Register's Office for Davidson County, Tennessee.
- Easement for Roadway of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150701-0063389 in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty of record in Instrument No. 20200401-0034759 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Any and all matters as being set out in Warranty Deed of record in 20180627-0062239 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1620 54th Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 18TH DAY OF MARCH, 2024.

Marie Hanan

Alexander Hanan

STATE OF ~~TENNESSEE~~ New York DL
COUNTY OF ~~DAVIDSON~~ Kings DL

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

Witness my hand and official seal, this the 18th of March, 2024.

Notary Public
My Commission Expires: 8|16|2027
(SEAL)

DAHIANA LAUCER
Notary Public - State of New York
NO. 01LA0012091
Qualified in Bronx County
My Commission Expires Aug 16, 2027

STATE OF ~~TENNESSEE~~ New York DL
COUNTY OF ~~DAVIDSON~~ Kings DL

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

Witness my hand and official seal, this the 18th of March, 2024.

Notary Public
My Commission Expires: 8|16|2027
(SEAL)

DAHIANA LAUCER
Notary Public - State of New York
NO. 01LA0012091
Qualified in Bronx County
My Commission Expires Aug 16, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212