Karen Johnson Davidson County
Batch# 1123239 DEEDWARR
04/16/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240416-0026968

WARRANTY DEED

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

File #24-PA-1648-PILK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/11/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bailey Greer Pettis	**New Owner**	
(NAME)	(NAME)	
1648 54TH AVENUE NORTH	1648 54TH AVENUE NORTH	**091 03 0C 033.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	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, **CHRISTOPHER WAYNE LEMASTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAILEY GREER PETTIS, UNMARRIED** 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:

Land in Davidson County, Tennessee, being Unit 1648 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 and Instrument No. 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 Christopher Wayne LeMaster, an Unmarried Man, by Warranty Deed from Laura McCormick nka Laura Sollman, Married, of record in Instrument No. 20220707-0078406, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 07, 2022.

Being the same property conveyed to Laura A. McCormick, a Single Woman, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200414-0039111, in the Register's Office of Davidson County, Tennessee, dated April 08, 2020 and recorded on April 14, 2020.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Instrument No. 20180621-0059910.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627- 0062234, as Supplemental Declaration recorded in Instrument No. 20190611-0056002 and Amendment recorded in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264 and

Scrivener's Affidavit recorded 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.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633; Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932; Instrument No. 20180502-0041506; Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539.

*Easement for Right of Way, recorded in Instrument No. 20221109-0120073.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1648 54th Avenue North, 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 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 ~~10th~~ 9th day of April, 2024. SEB

Christopher Wayne LeMaster

SEB

STATE OF ~~TENNESSEE~~ MI
COUNTY OF ~~DAVIDSON~~ Washtenaw

On this ~~10th~~ 9th day of April, 2024, before me personally appeared Christopher Wayne LeMaster, 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. SEB

Witness my hand, at office, this ~~10th~~ 9th day of April, 2024. SEB

Suzie C Baker
Notary Signature
My commission expires: 6.3.25

SUZIE C BAKER
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Jun 3, 2025
Acting in the County of Washtenaw

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 9, 2024**.

Date

Affiant Signature

April 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)