Karen Johnson
Batch # 1125918
04/23/2024 08:35:44 AM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240423-0028871

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd, Suite 203
Murfreesboro, TN 37130

VICTORIA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 420,000.00.

Affiant

Subscribed and Sworn before me this 18th day of April, 2024.

Vicki Sheridan
Notary Public
My commission expires: 9/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Paige Elizabeth Thomson-White and Michael White 230 Amherst Drive, Nashville, TN 37214	New Owner	084-14-0-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Silo Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paige Elizabeth Thomson-White and Michael White, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Plan of Walnut Grove of record in Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compiete description of the property.

Being the same property conveyed to Robert L. Norris and wife, Mary E. Norris and Henry E. Farmer, unmarried by deed from Robert L. Norris and wife, Mary E. Norris of record in Book 10188, page 144, Register's Office for Davidson County, Tennessee, dated August 29, 1996 and recorded on September 11, 1996, Henry E Farmer died intestate on March 20, 1999 leaving his children Mary E Norris and Richard Edward Farmer as his sole heirs by Affidavits of Heirship of record at Instrument Nos _202210030108950 and, 202210030108951 in said Register's Office, Tennessee. Mary E Norris died intestate May 29, 2045 leaving Robert L. Norris as the remaining tenant by the entirety. Robert L Norris died intestate on December 23, 2020 leaving his daughter Donna Collins as his remaining heir by Affidavit of Heirship of record at Instrument Nos 202210030108952 and 202210030108953 in said Register's Office, Tennessee. Richard Edward Farmer died intestate on July 18, 2022 with no spouse or children, leaving his niece Donna Collins as his remaining heir by Affidavits of Heirship of record at Instruments No 202210030108956, 202210030108957, and 202210030108958 in said Register's Office, Tennessee.

Being the same property conveyed to Sheffield Invest, LLC by Warranty Deed from Donna Collins, single, dated September 30, 2022, recorded October 3, 2022, of record in Instrument No. 20221003-0108959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Silo Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Sheffield Invest, LLC, a Tennessee Limited Liability Company, dated March 04, 2024, and recorded March 06, 2024, of record in Instrument No. 20240306-0015523, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 230 Amherst Drive, Nashville, TN 37214 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 18th day of April, 2024.

Silo Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Jim A. Hyde, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Vicki Sheridan of the state and county mentioned, personally appeared Jim A. Hyde, Member of Silo Holdings, LLC. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Silo Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Jim A. Hyde, Member of Silo Holdings, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Murfreesboro TN, this 18th day of April, 2024.

Vicki Sheridan
Notary Signature

Printed Name: Vicki Sheridan

My commission expires: 9/20/2025

VICTORIA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY