Karen Johnson Davidson County
Batch# 1129459 DEEDWARR
05/01/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240501-0031679

D

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Margaret Sarno	Liberty Federal Credit Union	091-03-0C-023.00
(NAME)	(NAME)	
1626 54th Ave N	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville KY 40223	
(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 considerations, the receipt of which is hereby acknowledged, **I Emily Sadler Miller, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samantha Margaret Sarno, unmarried woman**, hereinafter called the GRANTEE(S), her 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 1626 of Silo House, a Condominium, and described in a Declaration of Silo House, a Condominium, 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, 20200203-0012223 and 20220324-0034071, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration.

Being the same property conveyed to Emily Sadler Miller, an unmarried woman by Warranty Deed from Luke P. Lemay and Alyssa Lemay, husband and wife, dated 09/17/2021, of record in Instrument No. 20210921-0126811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1626 54th Ave N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 30th day of April, 2024.

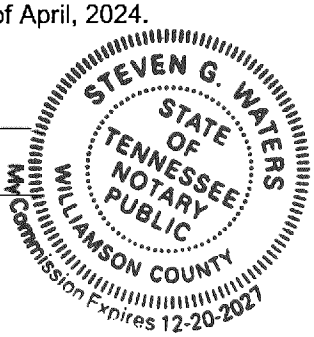
Emily Sadler Miller

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Sadler Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2024.

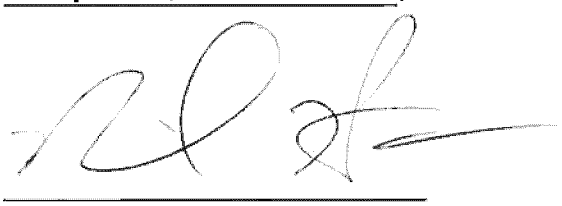
Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Certificate of Authenticity

I, Nick Harris, 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 30, 2024**.



Affiant Signature

4/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **April**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

