WARRANTY DEED

Karen Johnson
Batch # 1138440
05/22/2024 02:59:46 PM
Fees: $13.00 Taxes: $1,676.10

Davidson County
DEEDWARR
2 pgs

20240522-0038246

File #24-TC-1677-426

(SEAL)
HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Diana Margo Bridgham	Wesley Mortgage, LLC	
(NAME)	(NAME)	
1677 54th Ave N Unit 426	9009 Carothers Pkwy Suite A-3	**091 03 1B 426.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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,

JERE S. MCGUFFEE, III, AN UNMARRIED MAN, AND JERE S. MCGUFFEE, II, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DIANA MARGO BRIDGHAM, AN UNMARRIED WOMAN,

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 426, 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, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and 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 the same property conveyed to Jere S. McGuffee, III, an unmarried man, and Jere S. McGuffee, II, a married man, as tenants in common with right of survivorship, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220804-0088874, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on August 04, 2022.

This was never the principal place of residence for Jere S.McGuffee, II.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL – CENTENNIAL, as recorded in Instrument No. 20170221-0017490.
* 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 amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SILO WEST NASHVILLE MASTER CONDOMINIUM of record in Instrument No. 20200915-0105204, as being amended in Instrument No. 20211026-0143658; Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* 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 and Instrument No. 20200221-0019287.

* Easement for Electric Power, recorded in Instrument No. 20190308-0021263.
* Easement for Broadband Communications, recorded in Instrument No. 20211207-0161834.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JERE S. MCGUFFEE, III**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240522003824**4** , Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JERE S. MCGUFFEE, II**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240522003824**5** , Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue North, Unit 426, 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 20th day of May, 2024.

Jere S. McGuffee, III by John Bishop, his Attorney-In-Fact

Jere S. McGuffee, II by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JERE S. MCGUFFEE, III**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JERE S. MCGUFFEE, III**.

Witness my hand and official seal this **20th** day of **May, 2024**.

Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JERE S. MCGUFFEE, II**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JERE S. MCGUFFEE, II**.

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Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
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MY COMM. EXP. JULY 22, 2025