THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447558** Karen Johnson Davidson County Batch # 1139897 DEEDWARR 05/28/2024 02:40:01 PM 2 pgs Fees: $13.00 Taxes: $1,202.50 20240528-0039497	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2024. Notary Public My Commission Expires:

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-05-2024

WARRANTY DEED

Address New Owner: Abigail McGee 1677 54th Avenue, #312 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 1B 312.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Investor Nation, LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abigail McGee**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 312, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for SILO WEST NASHVILLE MASTER CONDOMINIUM, a Horizontal Property Regime 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 Investor Nation LLC, a Tennessee Limited Liability Company, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220825-0095905, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022 and recorded on August 25, 2022.

Being a part of the same property conveyed to Silo West Nashville, LLC, a Tennessee limited liability company, by Special Warranty Deed from R Manuel - Centennial, a Tennessee general partnership, of record in Instrument No. 20200915-0105203, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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.

Roadway Easement of record in Book 1237, page 141

Subject to the right of way of CSX Transportation Railroad

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 NES, recorded in Instrument No. 20190308-0021263.

Easement for Right-of-Way, recorded in Instrument No. 20211207-0161834.

This is improved property located at 1677 54th Avenue, #312 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

Investor Nation, LLC

By: Stephen K. Green, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen K. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Investor Nation, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027