24-4853

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson
Batch # 1143969
06/06/2024 10:59:19 AM
Fees: $13.00 Taxes: $1,319.04

Davidson County
DEEDWARR
2 pgs

20240606-0042440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,498.00

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley Michele Baltasar	LENDINGHAND MORTGAGE	
(NAME)	(NAME)	
1677 54th Avenue North, Unit 129	510 LENTZ DRIVE	091-03-1B-129.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZANE PRICE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RILEY MICHELE BALTASAR, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 129, 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, in 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 reference plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zane Price, a single man by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20221017-0113448 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 17, 2022.

This is property more commonly known as 1677 54th Avenue North, Unit 129, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of June, 2024.

Zane Price by Ryan Lux attorney in fact

Zane Price by Ryan Lux, 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, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Zane Price,** and that this instrument was executed on behalf of the said **Zane Price** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20240606 0042439, in Register's Office for Davidson County, Tennessee.

Witness my hand, this 3rd day of June 2024.

Notary Signature
My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY