Karen Johnson Davidson County
Batch# 1164680 DEEDWARR
07/31/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240731-0058140

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648150**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2024. Notary Public My Commission Expires: _____

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner: Pardha Reddy and Catherine Reddy 1633 54th Avenue North, Unit 17 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-03-0B-027.00 CO

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, **Ryan Patrick Flanagan and Alexandra Flanagan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Pardha Reddy and Catherine Reddy, husband and wife**, ("Grantees"), their 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 No. 27 on the plan of Silo Bend Homes, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Silo Bend Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180709-0066260 and amended in Instrument No. 20180814-0080169, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RYAN PATRICK FLANAGAN, A SINGLE MAN, AND ALEXANDRA NICOLE CHARLES, A SINGLE WOMAN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from SILO BEND HMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200625-0068697, dated June 24, 2020, said Register's Office.

Alexandra Nicole Charles having since married and is now known as Alexandra Flanagan.

Sabrina Schulhauser executes this Warranty Deed on behalf of Ryan Patrick Flanagan and Alexandra Flanagan pursuant to a Power of Attorney recorded simultaneously herewith.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-03-0B-027.00 CO.

Matters shown on the Plan of record as Instrument No. 20180621-0059910, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180627-0062234, amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-001796 and Supplemented in Instrument No. 20190611-0056002, said Register's Office.

Notice of Land Use Restrictions of record as Instrument No. 20160811-0083633 and Instrument No. 20171106-0114060, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539, said Register's Office.
ROW Easement of record in Book 3804 , page 55 , and Book 3674, page 218, said Register's Office.

NES Easement of record as Instrument No. 20190308-002126 5 , said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180709-0066260 and amended in Instrument No. 20180814-0080169, said Register's Office.

Flowage Easement in Book 2245, page 317, said Register's Office.

Easement to Pan American Petroleum Corporation of record in Book 972, page 393, said Register's Office.

This is improved property located at 1633 54th Avenue North, Unit 17 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 30th day of July, 2024.

Ryan Patrick Flanagan by Sabrina Schulhauser, attorney in fact Alexandra Flanagan by Sabrina Schulhauser, attorney in fact

Ryan Patrick Flanagan by Sabrina Schulhauser,
his Attorney-in-Fact

Alexandra Flanagan by Sabrina Schulhauser,
her 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, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ryan Patrick Flanagan and Alexandra Flanagan that she is authorized by Ryan Patrick Flanagan and Alexandra Flanagan to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2024.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2028

My Commission Expires: _____

Certificate of Authenticity

I, Adde Dilworth, 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 July 30, 2024.

Date

Affiant Signature

July 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 20 24.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025