Karen Johnson Davidson County
Batch# 1169201 DEEDWARR
08/14/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240814-0062118

WARRANTY DEED

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. EM-24-7048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Crossman	**New Owner**	
(NAME)	(NAME)	
1677 54th Avenue North, #230	**Property**	091-03-1B-230.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **William Horan and Covington Horan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Crossman, an unmarried 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 230, 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, First amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689, 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 more particular complete description of the property.

Being 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 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

Being the same property conveyed to William Horan, an unmarried man by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20220824-0095705 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 24, 2022.

This is property more commonly known as 1677 54th Avenue North, #230, 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 5th day of August, 2024.

William Horan by Covington Horan, attorney-in-fact
William Horan by Covington Horan, Attorney-In-Fact

Covington Horan
Covington Horan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared Covington Horan ~~and Covington Horan,~~ CH to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness ~~my hand,~~ at office, this 5th day of August, 2024.

Notary Signature
My commission expires: 10|10|26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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, Covington Horan, 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 William Horan and that this instrument was executed on behalf of the said William Horan for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202408140062117, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 5th day of August 2024.

Notary Public

My Commission Expires: 10|10|26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Emily Manno, 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 **8/5/24**.

Date

Affiant Signature

8/5/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026