WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $678,000.00

Affiant

Subscribed and sworn to me on September 10th 2024.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37033

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Melissa King and Jayson King 1647 54th Ave. N. Nashville, TN 37209	NEW OWNER	#091-03-0B-013.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CODY TAYLOR, a married man,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Melissa King and Jayson King, wife and husband,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

FREDRICK

Land in Davidson County, Tennessee, being Unit No. 13 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference Is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit 'B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cody Taylor, an unmarried man, by Warranty Deed dated April 17, 2020, from Silo Bend Homes, LLC, a Tennessee limited liability company and recorded April 21, 2020, as Instrument Number 20200421-0041763, Register's Office for Davidson County, Tennessee.

The subject property is not Grantor's marital residence, and as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. §260-2-307 or other similar statute.

The conveyance of the above-described parcel of land is subject to the following:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING ☐ **unimproved** ☒ **improved property known as:**

1647 54th Avenue N, Nashville, TN 37209

(House Number) (Street) (City or Town) (State) (Zip)

Karen Johnson Davidson County
Batch # 1180861 DEEDWARR
09/12/2024 10:35:46 AM 3 pgs
Fees: $18.00 Taxes: $2,508.60
20240912-0070374

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-1647

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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(s) this 10th day of September, 2024.

Cody Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Cody Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Witness my hand and official seal, this 10th day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

EXHIBIT "A"

1. All 2024 property taxes and assessments to be paid by the Grantees and prorated between the parties, and subsequent years taxes and assessments
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for Davidson County, Tennessee
3. Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easement for Pipeline to Colonial Pipeline Company of record in Book 3674, Page 218, Book 3676, Page 131 and Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
5. Waterline Easement of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.
6. Ingress and Egress Easement to Pan American Petroleum Company in Deed of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
7. Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
8. Notice of Land Use Restrictions of record in Instrument No. 20160811-0083633 and Instrument No. 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
9. Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, and Instrument No. 20180518-0047890, in the Register's Office for Davidson County, Tennessee.
10. All matters of record in Instrument No. 20180621-0059910, in the Register's Office for Davidson County, Tennessee.
11. Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend of record in Instrument No. 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096, and Instrument No. 20200131-0011796, in the Register's Office for Davidson County, Tennessee.
12. Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
13. 20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
14. Easement to Nashville Electric Service of record in Instrument No. 20190308-0021265, in the Register's Office for Davidson County, Tennessee.
15. Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
16. Charter for Silo Bend Homes Association, Inc. of record in Instrument No. 20180711-0067119, in the Register's Office for Davidson County, Tennessee.
17. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions. Rights of others in and to the common areas/elements.
18. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.