Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

24-CV-450

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $670,000.00.

Affiant

Subscribed and sworn to me on October 29, 2024.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson
Batch # 1198569
10/30/2024 09:43:29 AM
Fees: $13.00 Taxes: $2,479.00
20241030-0083372

Davidson County
DEEDWARR
2 pgs

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37071

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Meg Erin Thalmann and Morgan Elizabeth Thalmann	NEW OWNER	091-03-0B-012.00 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, **Andrew Louis Shapiro, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Meg Erin Thalmann, an unmarried woman and Morgan Elizabeth Thalmann, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12 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 all of the property conveyed to Andrew Louis Shapiro, an unmarried man, by Warranty Deed, dated April 10, 2020, from Silo Bend Homes, LLC, a Tennessee limited liability company, recorded April 15,2020, as Instrument No. 20200415-0039440, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor or his spouse, Paige Shapiro.

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 Davidson County property taxes and assessments, and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

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

1645 54th Avenue North, Nashville, TN 37209

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

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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 29th day of October, 2024.

Andrew Louis Shapiro

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Witness my hand and official seal, this 29th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

WILLIAM HUGHES BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY