Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

M. Allison Brannan
Affiant

Karen Johnson
Batch # 1199446
10/31/2024 10:53:02 AM
Fees: $13.00 Taxes: $1,128.50

Davidson County
DEEDWARR
2 pgs

20241031-0084282

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2024

Mackenzie Baltz
Notary Public

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: My Commission Expires November 03, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abigail Grace McLemore 1638 54th Avenue North, Unit 318 Nashville, TN 37209	New Owner	091-03-0C-087.00

WARRANTY DEED

FOR AND IN 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,

Jessica Anne Bauer F/K/A Jessica Anne Collins, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abigail Grace McLemore, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 318 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in instrument Nos. 20180815-0080500 and 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jessica A. Collins, a single woman and Phillip E. Collins and Carole A. Collins, husband and wife, all as tenants in common with the right of survivorship by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200304-0024080 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 04, 2020.

Being the same property conveyed to Jessica Anne Collins, a single woman by Quitclaim Deed from Jessica Anne Collins, a/k/a Jessica A. Collins, a single woman and Phillip E. Collins, a/k/a Phillip Estil Collins and Carole A. Collins, husband and wife of record in Instrument No. 20220224-0020790 Register's Office for Davidson County, Tennessee, dated October 06, 2021 and recorded on February 24, 2022.

THIS PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1638 54th Avenue North, Unit 318, Nashville, TN 37209

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 so 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.

Dated this the 25 day of October, 2024.

Jessica Anne Bauer

Jessica Anne Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of October, 2024, before me personally appeared Jessica Anne Bauer 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 25 day of October, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY