Karen Johnson Davidson County
Batch# 1202195 DEEDWARR
11/06/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.49
20241106-0086105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,998.00

Meaghan J McTigue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 2-1-27
(AFFIX SEAL)

STEPHANIE A. GLENN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. BC-24-446

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meaghan McTigue	Alcova Mortgage	
(NAME)	(NAME)	
1677 54th Avenue North, Unit 331	308 Market St. SE	091-03-1B-331.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Roanoke VA 24011	
(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, **SUKLEE VICTORIA LANGLEY ORIE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEAGHAN JANE MCTIGUE**, 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 331, 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 a more complete description of the property.

Being the same property conveyed to Suklee Victoria Langley Orie, a single person by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220818-0093578 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 18, 2022.

This is property more commonly known as 1677 54th Avenue North, Unit 331, 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 4th day of November, 2024.

Suklee Victoria Langley Orie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2024, before me personally appeared Suklee Victoria Langley Orie, 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 4th day of November, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Tennessee Certification of Electronic Document

I, Stephanie A Glenn, 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 11-4-2024 (date of document).

Stephanie A Glenn
Affiant Signature

11-4-2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY