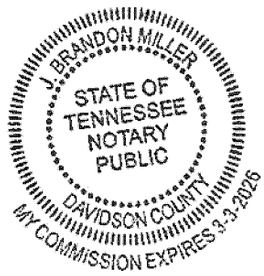
Karen Johnson Davidson County
Batch# 1225682 DEEDWARR
01/13/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20250113-0002409



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $324,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2024

Notary Public

My Commission Expires: 3-3-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
The Damirian Family Revocable Living Trust dated July 12, 2024	Ascend Federal Credit Union	091-03-1B-411.00 CO
2060 Township Drive	520 Airpark Drive	
Franklin, TN 37067	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Eric Michael Doussard, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Damirian Family Revocable Living Trust dated July 12, 2024

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

LAND in Davidson County, Tennessee, being Unit 411, 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 to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689, and Third Amendment at Instrument No. 20220823-0094974, 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 Eric Michael Doussard, a single man, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, dated 8/5/2022 and recorded 8/16/2022 in Instrument No. 20220816-0092622, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all matters shown on plat of record in Instrument No. 20180621-0059910; all matters contained in Declaration of Silo West Nashville Master Condominium of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974; All matters contained in the Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend of record in Instrument No. 20180627-0062234, as amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796; Conveyance of Common Areas of

record in Instrument No. 20230330-023132; Charter for Silo Bend of record in Instrument No. 20180703-0064672; Land Use Restrictions of record in Instrument No. 20171106-0114060; Land Use Restrictions of record in Instrument No. 20171106-0114060; Easement to Comcast of record in Instrument No. 20211207-0161834; Easement for Stormwater Facilities of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287; Roadway Easement of record in Book 1237, Page 141, as assigned in Instrument No. 20130204-0011240; Easements of record in Book 972, Page 393, Book 981, Page 650, Book 2245, Page 317, Book 2925, Page 234, Book 3674, Page 218, Book 3676, Page 131, Book 3676, Page 165, Book 3678, Page 14, Book 3804, Page 55 and Book 4656, Page 788, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1677 54th Avenue North, #411, 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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 30th day of December, 2024

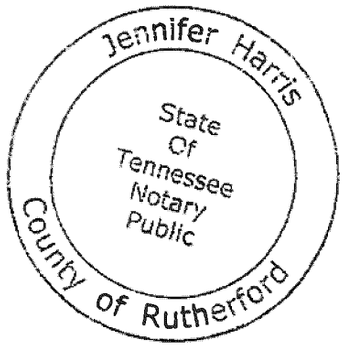
Eric Michael Doussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2024, before me personally appeared Eric Michael Doussard, 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 30th day of December, 2024.

Notary Signature
My commission expires: 8/19/28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2024.

Affiant Signature

13th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028