WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247997 DEEDWARR
03/19/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250319-0019660

File No. BC-24-457

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

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
Masoda Sultana	New Owner	
(NAME)	(NAME)	091-03-1B-317.00-CO
1677 54th Avenue North, 317		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JASON MCCOY, AN UNMARRIED MAN AND EMILY MCCOY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASODA SULTANA, A MARRIED WOMAN**, 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 317, 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 Jason McCoy, an unmarried man, and Emily McCoy, an unmarried person, as Tenants in common by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220816-0092792 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 16, 2022.

This is property more commonly known as 1677 54th Avenue North, 317, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 13th day of March, 2025.

Jason McCoy

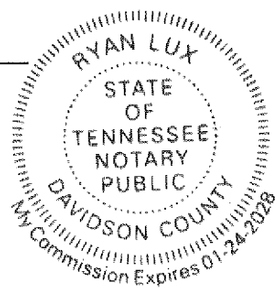
Emily McCoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2025, before me personally appeared Jason McCoy, Emily McCoy and , 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 13th day of March, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **March 13, 2025**.

Date

Affiant Signature

March 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY