Karen Johnson Davidson County
Batch# 1297853 DEEDWARR
07/15/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250715-0055748

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 25065158

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2025.

Notary Public
My Commission Expires: 3-20-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Chase Hulan 1677 54th Avenue North,Unit 413 Nashville TN 37209	New Owner	Tax Parcel ID No. 091 03 1B 413.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Rexford Badaracco, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Chase Hulan, single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 413, 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 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being of the same property conveyed to Adam Rexford Badaracco, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220808-0089859, in the Register's Office of Davidson County, Tennessee, dated August 01, 2022 and recorded on August 08, 2022.

Erin Ann Badaracco joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel Centennial, as recorded in Instrument No. 20170221-0017490.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel Centennial, Phase II, as recorded in Instrument No. 20180621-0059910.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Silo West Nashville Master Condominium of record in Instrument No. 20180627-0062234, as amended in Instrument Nos. 20190611-0056096 and 20200131-0011796 and supplemented in Instrument No. 20190611-0056002; also subject to easements,

0011796 and supplemented in Instrument No. 20190611-0056002; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633, 20170505-0044727 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502-0041506 and 20200221-0019287.

Easement for Electric Power, recorded in Instrument No. 20190308-0021263.

Easement recorded in Instrument No. 20211207-0161834.

Charter for Silo Bend Owners Association, Inc. recorded as Instrument No. 20180703-0064672. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 1677 54th Avenue North,Unit 413 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2025.

Adam Rexford Badaracco

Erin Ann Badaracco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Rexford Badaracco and Erin Ann Badaracco with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Casey Martin, 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

7/14/2025.
Date

Affiant Signature

7/14/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

