Karen Johnson Davidson County
Batch# 1300584 DEEDWARR
07/22/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250722-0057646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2025.

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

CLOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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: Eugene Hsiao and Lynn Kubinski	Send Tax Bills to: Wells Fargo Bank, N.A.	Map-Parcel No.(s): 091-03-0C-044.00 CO
8 Endicott Lane	MAC X9999-01H; 2701 Wells Fargo Way	
West Windsor Township, NJ 08550	Minneapolis, MN 55467-8000	

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,

Savannah J. Mason, a single person

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

Eugene Hsiao and Lynn Kubinski, husband and wife

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:

LAND in Davidson County, Tennessee, being Unit 210 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scriveners Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Registers Office for said County, to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Savannah J. Mason, a single person, by Warranty Deed from Silo House, LLC, a Tennessee limited liability company, dated 3/24/2020 and recorded 3/27/2020 in Instrument No. 20200327-0033253, 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 Declaration of Silo House, a Condominium in Instrument No. 20180709-0066264, corrected in Instrument No. 20180724-0072254, amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223; HOA Charter for Silo House Association, Inc. in Instrument No. 20180711-0067120; Master Association (Silo Bend Owners' Association) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180627-0062234, amended in Instrument Nos. 20190611-0056002, 20190611-0056096, and 20200131-0011796; HOA Charter for Master Association Silo Bend Owners Association in Instrument No. 20180703-0064672; Easement to Comcast Cable Communications Management, LLC in Instrument No.

20221109-0120073; Notice of Land Use Restrictions Instrument Nos. 20160811-0083633, 20170505-0044727, and 20171106-0114060; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539; Easement for Access in Book 5121, Page 950; Easement for Roadway in Book 1237, Page 141; Assignment of Easement Rights in Instrument No. 20130204-0011240; Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam Project in Book 2245, Page 317; Right-of-Way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquid or gases to Colonial Pipeline Company in Book 3804, Page 55; Waterline Easement in Book 2925, Page 234; Easement for Ingress/Egress to Pan American Petroleum Company as evidenced in Deed in Book 972, Page 393; Right-of-Way Easement for pipeline granted to Colonial Pipeline Company in Book 3674, Page 218 and Book 3676, Page 131; Easement for switch track as evidenced in Deed in Book 981, Page 650; and all existing easements and all other matters shown on Boundary Plat of record in Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.

This is improved property known as 1638 54th Avenue North, 210, 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 17th day of July, 2025

Savannah J. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2025, before me personally appeared Savannah J. Mason, 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 17th day of July, 2025.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of July, 2025.

Affiant Signature

Date 7.18.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

