Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3247

Karen Johnson Davidson County
Batch# 1301669 DEEDWARR
07/23/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20250723-0058371

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~22nd~~ 23rd day of July, 2025

Notary Public

Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Camryn Douglass 1677 54th Avenue North, Unit 212 Nashville, TN 37209	NEW OWNER	091-03-1B-212.00-CO

WARRANTY DEED

FOR AND IN 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,

Anna Wood Durenberger formerly known as Anna Leigh Wood, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Camryn Douglass, single woman

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 212, together with common area, 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, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and 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 James Porter and Megan Porter by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220930-0107980, Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 30, 2022.

Being the same property conveyed to Anna Leigh Wood, a single woman, as sole ownership, by Warranty Deed from James Porter and Megan Porter, husband and wife, of record in Instrument No. 20240215-0010673, Register's Office for Davidson County, Tennessee, dated February 13, 2024 and recorded on February 15, 2024. Anna Leigh Wood having since married is now known as Anna Wood Durenberger.

Anna Wood Durenberger f/k/a as Anna Leigh Wood warrants that this property is not the marital residence of her spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1677 54th Avenue North Unit 212, 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 we so 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.

Dated this the 22nd day of July, 2025.

Anna Wood Durenberger (fka Anna Leigh Wood)
Anna Wood Durenberger fka Anna Leigh Wood

STATE OF ALABAMA
COUNTY OF Jefferson

On this 22nd day of July, 2025, before me personally appeared Anna Wood Durenberger fka Anna Leigh Wood, 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 22nd day of July, 2025.

John Caldwell
Notary Signature
My commission expires: JOHN CALDWELL
My Commission Expires
12/19/2027

JOHN CALDWELL
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 19, 2027
ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Barbara McGinty, 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 7-23-2025 (date of document).

Affiant Signature

Date 7-23-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER