Karen Johnson Davidson County
Batch# 1317908 DEEDWARR
09/03/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.43
20250903-0070407

WARRANTY DEED

(SEAL)

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-DW-1677-330

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susanna Gayed	Nationstar Mortgage LLC mr. Cooper	
(NAME) **1677 54th Avenue North, Unit 330**	(NAME) 1151 Luna Road, Suite 100	**091 03 1B 330.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Farmer Branch TX 75234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STUDIO I, GP, A TENNESSEE PARTNERSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SUSANNA GAYED, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 330 of SILO WEST NASHVILLE MASTER CONDOMINIUM, as established by Declaration of Covenants, Conditions and Restrictions for SILO WEST NASHVILLE MASTER CONDOMINIUM, a Horizontal Property Regime, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658 and further amended in Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B" to said amendment in Instrument No. 20211026-0143658, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration, as amended.

Being the same property conveyed to Studio I, GP, a Tennessee Partnership (sometimes also referred to as Studio 1, GP), by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230403-0024115, in the Register's Office of Davidson County, Tennessee, dated March 28, 2023, and recorded on April 03, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 5400 CENTENNIAL, as recorded in Instrument No. 20140528-0045931.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT AND UNIFIED PLAT OF RECORD, R. MANUEL - CENTENNIAL, as recorded in Instrument No. 20170221-0017490.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT AND UNIFIED PLAT OF RECORD, R. MANUEL - CENTENNIAL, PHASE II, as recorded in Instrument No. 20180621-0059910.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234 as supplemented in Instrument No. 20190611-0056002; amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
* 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. 20200915-0105204 as amended in Instrument No. 20211026-0143658; Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974; 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.

* Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Instrument No. 20140530-0046802.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633; Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932; Instrument No. 20180502-0041506; Instrument No. 20180518-0047890; Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287.
* Easement for NES, recorded in Instrument No. 20190308-0021263.
* Easement recorded in Book 1237, Page 141; Instrument No. 20130204-0011240 and Instrument No. 20211207-0161834.
* Charter for Silo Bend Owner's Association, Inc. recorded as Instrument No. 20180703-0064672.
* Common Open Space Deed recorded as Instrument No. 20230330-0023132.
* Rules and Regulations for Silo West Nashville Owners' Association, Inc. as recorded in Instrument No. 20250411-0027138.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue North, Unit 330, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th day of August, 2025.

Studio I, GP, a Tennessee Partnership

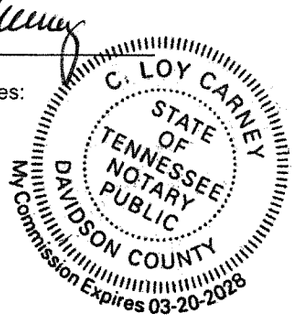
By: _____
Marshall Burridge, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Marshall Burridge, Managing Partner of Studio I, GP, 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 28th day of August, 2025.

_____
Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 29, 2025.

J. Carlton Drumwright

August 29, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 29, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY