WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 3.6.29

Karen Johnson Davidson County
Batch# 1327372 DEEDWARR
09/26/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250926-0077040

File #25-DW-1677-201

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE COUNTY OF DAVIDSON

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Katherine Beasley	owner at property	
(NAME)	(NAME)	
1677 54th Avenue North, Unit 201	address	091 03 1B 201.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

CLARK DOWELL LEA AND PAMELA NICHOLLS LEA, A MARRIED COUPLE,

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

KATHERINE BEASLEY, 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 201, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and 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 Clark Dowell Lea and Pamela Nicholls Lea, a married couple, by Warranty Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20221006-0110396, in the Register's Office of Davidson County, Tennessee, dated October 05, 2022, and recorded on October 06, 2022.

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 R. MANUEL - CENTENNIAL PHASE II, as recorded in Instrument No. 20180621-0059910.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, Instrument No. 20220823-0094974.
* Covenants, Conditions and Restrictions as set forth in Notice of Land use Restrictions recorded in Instrument No. 20171106-0114060 and Instrument No. 20170505-0044727.
* 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, 20180518-0047890, 20180719-0070539, and 20200221-0019287.
* 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 BEND Condominium of record in Instrument No. 20180627-0062234 as amended record in Instrument No.20190611-0056096 and 20200131-0011796; 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.
* Easement for Electric Power Board, recorded in Instrument Nos. 20190308-0021262, 20190308-0021263, 20190308-0021264 and 20211207-0161834.

* Easement for gross and right-of-way to construct, recorded in Instrument No. 20211207-0161834.
* Easement recorded in Book 1237, Page 141.
* Charter for Silo West Nashville Owners' Association, Inc. recorded as Instrument No. 20180703-0064672 and 20200221-0019446.
* 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 201, 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 26th day of September, 2025.

Clark Dowell Lea

Pamela Nicholls Lea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2025, before me personally appeared Clark Dowell Lea, 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 26th day of September, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 26th day of September, 2025, before me personally appeared Pamela Nicholls Lea, 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 26th day of September, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Certificate of Authenticity

I, Holly A Mason, 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 9/26/25.

Affiant Signature

9/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of September, 2025

Notary's Signature

(Notary Seal)

My Commission Expires: 3.6.29