Warranty Deed

Karen Johnson Davidson County Batch# 1350489 DEEDWARR 11/24/2025 02:54:30 PM 3 pgs Fees: $18.00 Taxes: $1,102.60 20251124-0093764	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $298,000.00. Affiant Subscribed and sworn to before me, this the 6th day of November, 2025. Notary Public My commission expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meredith Lynn Questel	New Owner	091-03-0C-091.00-CO
1638 54th Avenue North #322		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAYLOR MELANSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH LYNN QUESTEL,** _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract or Parcel of Land in Davidson County, Tennessee, more particularly described as follows:

Unit 322, of the Silo House, a Condominium, as established in Master Deed of record at Instrument No. 20180709-0066264, Scrivener' s Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500, and in Instrument No. 20191108-0115784 and 20200203-0012223 in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Taylor Melanson, a single woman by Warranty Deed from CJ Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20200929-0112225 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1638 54th Avenue North #322, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of November, 2025.

Taylor Melanson

STATE OF MAINE
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Melanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2025.

Notary Public

My Commission Expires: December 15, 2027

JUDY A PHILBRICK NOTARY PUBLIC STATE OF MAINE EXP. DECEMBER 15, 2027

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Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/6/25 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26