Karen Johnson Davidson County
Batch# 1351826 DEEDWARR
12/01/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20251201-0094980

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

G-C-25-1677-412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL
Saprangporn Kunateerachadalai	GUILD MORTGAGE COMPANY	
(NAME)	(NAME)	**091-03-1B-412.00-CO**
1677 54th Ave N #412	5887 COPLEY DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAN DIEGO, CA 92111	
(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, **STEVEN ALEXANDER CHASE, A SINGLE PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAPRANGPORN KUNATEERACHADALAI, 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 412, 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 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658 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 Steven Alexander Chase, a single person by Warranty Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220803-0088422 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 03, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Silo West Nashville Master Condominium of record in Instrument Number 20200915-0105204, and as amended in Instrument No. 20211026-0143658 and Instrument No. 20220803-0088689, Instrument No. 20220823-0094974 and Instrument No. 20250411-0027138, Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Instrument Number 20190308-0021263, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office

for Davidson County, Tennessee.
• Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
• Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
• 20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
• Charter for Silo Bend Owners Association, Inc. of record in Instrument Number 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
• Charter for Silo Bend Homes Association, Inc. of record in Instrument Number 20180711-0067119 and Instrument No. 20200221-0019446, in the Register's Office for Davidson County, Tennessee.
• Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20211207-0161834, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
• Common Open Space of record in Instrument Number 20230330-0023132, in the Register's Office for Davidson County, Tennessee.
• Assignment of Easement Rights to Brucewood Partners, a Tennessee general partnership of record in Instrument Number 20130204-0011240, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1677 54th Ave N #412, Nashville, Tennessee 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 25 DAY OF NOVEMBER, 2025.

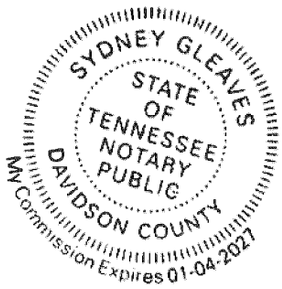
Steven Alexander Chase

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-25-25.

Affiant Signature

26th day of November, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

