Karen Johnson Davidson County
Batch# 1369394 DEEDWARR
01/13/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20260113-0003096

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7902-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $362,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2026.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacqueline G. Fitzgerald 1638 54th Avenue North #234 Nashville, TN 37209	Canopy Mortgage, LLC 360 Technology Court #200 Lindon, UT 84042	091-03-0C-068-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Phillips, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jacqueline G. Fitzgerald, single woman** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 234, together with the appurtenant interest in the common elements of Silo House, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Silo House, a Condominium, of record in Instrument No. 20180709-0066264; as corrected in Instrument No. 20180724-0072254; and as further amended and supplemented in Instrument No. 20180815-0080500; Instrument No. 20191108-0115784; Instrument No. 20200203-0012223; and in Instrument No. 20220324-0034071, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Silo House, a Condominium, attached as exhibit to said Master Deed, as amended and supplemented. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Silo House, a Condominium, provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the aforementioned site-plan, the Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, as amended and supplemented, the boundary plan of record in Instrument No. 20180621-0059910, said Register's Office; and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jennifer L. Phillips, an unmarried woman by Warranty Deed from Silo House, LLC, a Tennessee limited liability company, dated April 13, 2020, recorded April 16, 2020, of record in Instrument No. 20200416-0040027, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1638 54th Avenue North, 234, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2026.

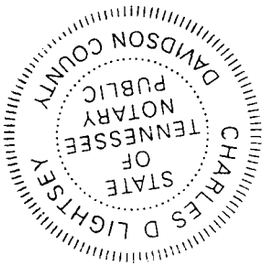
GRANTOR:

Jennifer L. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer L. Phillips, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **01/13/2026**.

Affiant Signature — Date: 01/13/2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 01/13/2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY