Karen Johnson Davidson County
Batch# 1406054 DEEDWARR
04/16/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20260416-0031100

THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$427,000.00**. Brenda Norton Affiant Subscribed and sworn to before me, this **13th day of April, 2026**. Rebecca Moss Notary Public My commission expires: 4-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alison Janssen **1638 54th Ave N, #214** **Nashville, TN 37209**	~~Same As~~ Owner	**091 03 0C 048.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Victoria L. Zupan, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Alison Janssen, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 214 of SILO HOUSE, A CONDOMINIUM, and described in a Declaration of record in Instrument No. 20180709-0066264 with Scrivener's Affidavit recorded in Instrument No. 20180724-0072254 as amended in Instrument No. 20180815-0080500; Instrument No. 20191108-0115784; Instrument No. 20200203-0012223 and Instrument No. 20220324-0034071, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Victoria L. Zupan, A Single Person, by Warranty Deed from Silo House, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200326-0032811, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020 and recorded on March 26, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1638 54th Ave N, #214, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **13th day of April, 2026.**

Victoria L. Zupan

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~SUMNER~~ Fairfax

On this 13th day of April, 2026, before me personally appeared Victoria L. Zupan, 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 13th day of April, 2026.

Deattra Joyce Banks
Notary Signature
My commission expires: 4/30/30

DEATTRA JOYCE BANKS
NOTARY PUBLIC
REG. #296733
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2030

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**04/13/2026**_____ (**date of document**).

_____
Affiant Signature

_____**04/13/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
13th day of
April, 2026

_____
Notary's Signature
My Commission Expires:_____

