Karen Johnson Davidson County
Batch # 1432699 DEEDWARR
06/11/2026 10:14:26 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20260611-0053029

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2026.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Emma Wood	**New Owner**	**091030C08500CO**
1638 54th Ave N, #316		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Matthew R Lynch, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emma Wood, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 316 of SILO HOUSE, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784, 20200203-0012223 and 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 Matthew R Lynch, a single person, by Warranty Deed from Silo House, LLC, a Tennessee limited liability company, dated March 27, 2020, of record in Instrument No. 20200331-0034430, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539, Register's Office for Davidson County, Tennessee..

Easement for Access of record in Book 5121, Page 950, Register's Office for Davidson County, Tennessee.

Easement for Roadway of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.

Tennessee.

Assignment of Easement Rights of record in Instrument No. 20130204-0011240, Registers Office for Davidson County, Tennessee.

Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam Project of record in Book 2245, Page 317, Register's Office for Davidson County, Tennessee.

Right of Way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquid or gases to Colonial Pipeline Company of record in Book 3804, Page 55, Registers Office for Davidson County, Tennessee.

Waterline Easement of record in Book 2925, Page 234, Register's Office for Davidson County, Tennessee.

Easement for ingress/egress to Pan American Petroleum Company as evidenced in Deed of record in Book 972, Page 393, Registers Office for Davidson County, Tennessee.

Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1638 54th Ave N, #316, 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.

Matthew R Lynch by Thomas P Lynch, Jr, AIF Date: 6/8/26

Matthew R Lynch by Thomas P Lynch, Jr, Attorney in fact

STATE OF Pennsylvania

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas P Lynch, Jr with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Matthew R Lynch and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book ___V___, Page _____, in said Register's Office.

20260611-0053028

Witness my hand, at office, this 8th day of June, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/2029

Commonwealth of Pennsylvania - Notary Seal
JARRETT A CAMPBELL SR - Notary Public
Chester County
My Commission Expires March 3, 2029
Commission Number 1454731