Karen Johnson Davidson County
Batch# 1442683 DEEDWARR
07/06/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260706-0060783

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-8795-KP

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this the 1st day of July, 2026.

L Hahn
Notary Public
My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melanie Maclean, Trustee of The Melanie Maclean Living Trust dated June 27, 2022 1636 54th Avenue North Nashville, TN 37209	New Owner	091 03 0C 028.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Natalie S. Porter, now known as Natalie S. Ingrum, a married woman,** (individually and/or collectively, "Grantor"), transfer and convey unto **Melanie Maclean, Trustee of The Melanie Maclean Living Trust dated June 27, 2022** (individually and/or collectively, "Grantee"), 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 1636 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, Instrument No. 20191108-0115784 and 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 Natalie S. Porter, by Warranty Deed from Duncan Gross, unmarried, of record in Instrument No. 20210528-0072540, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on May 28, 2021.

John W. Ingrum joins in this conveyance by virtue of his marriage to Natalie S. Ingrum to relinquish any and all right he may have to this property, especially marital right.

This is improved property located at: **1636 54th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 I/we do covenant with the said Grantee 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 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, their 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, Grantors executed this instrument on this 1st day of July, 2026.

GRANTORS:

Natalie S. Ingrum

John W. Ingrum

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalie S. Ingrum and John W. Ingrum, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Danielle Watson, 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 7/1/26.

Date

Danielle Watson

Affiant Signature

7/1/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2026.

Linzie Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029