Karen Johnson Davidson County
Batch# 1450322 DEEDWARR
07/22/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260722-0066168

WARRANTY DEED

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Heather Wolfeel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/13/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hal A. Shaw	Same	091-03-0C-079.00-CO
(NAME)	(NAME)	
1638 54th Avenue Unit 310		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER FOLTZ, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAL A. SHAW, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, 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 310 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 and 20191108-0115784, and 20200203-0012223, 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 Jennifer Foltz, an unmarried woman by Warranty Deed from Silo House,LLC, A Tennessee Limited Liability company of record in Instrument No. 20200304-0023927 Register's Office forDavidson County, Tennessee, dated March 02, 2020 and recorded on March 04, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 1638 54th Avenue Unit 310, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 20 day of July, 2026.

Jennifer Foltz

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 20 day of July, 2026, before me personally appeared Jennifer Foltz, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 5-19-2030

(SEAL)

J MERSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 July 20, 2026.

Date: July 20, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this July 20, 2026.

Notary Public
My Commission Expires: 7/25/26

