Karen Johnson Davidson County
Batch# 1450626 DEEDWARR
07/22/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260722-0066552

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2029

File No. AP-26-3147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 5/8/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Danielle Taylor and Leendert Borsje	New Owner	
(NAME)	(NAME)	082-03-0-267.00
1025 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Silver Lining Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy Danielle Taylor and Leendert Borsje, wife and husband**, 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 Lot No 8 and the northerly 7 feet of Lot No 7 on the Plan of Stainback's Subdivision of the Lucy H Lindsey Tract, as of record in Book 161, Page 141,Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and part of Lot No 7 front together 48 feet on the easterly side of Meridian Street, and run back between parallel lines, with the southerly line margin of Childers Avenue, 145 feet to an alley.

Being the same property conveyed to Shane White, Trustee of Shane White Living Trust, dated April 24, 2024 by Warranty Deed from Andrew Bunel, a single person of record in Instrument No. 20240628-0048657 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on June 28, 2024.

Being the same property conveyed to Silver Lining Properties LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Shane White, Trustee of Shane White Living Trust, dated April 24, 2024 of record in Instrument No. 20250602-0043043 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on June 02, 2025.

This is property more commonly known as 1025 Meridian Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of July, 2026.

Silver Lining Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jessica Leah Schneider, Member

By: Shane White Living Trust, dated April 24, 2024, Member

_____, Trustee
Shane White, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Shane White, Trustee of the Shane White Living Trust, dated April 24, 2024, Member of Silver Lining Properties LLC and Jessica Leah Schneider, Member of Silver Lining Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Members of Silver Lining Properties LLC, the within named bargainor, a Limited Liability Company, and that such Shane White, Trustee of the Shane White Living Trust, dated April 24, 2024, Member of Silver Lining Properties LLC and Jessica Leah Schneider, Member of Silver Lining Properties LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, this 22nd day of July, 2026.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Harly Pickerign, 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 7/22/26.

Date

Affiant Signature

7/2226

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 20 26.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)