Karen Johnson Davidson County
Batch# 1468747 DEEDWARR
09/04/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20260904-0082387

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9662-SC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Celine Thuy Nhi Phan 1638 54th Avenue North #230 Nashville, TN 37209	Pylon Lending 215 Park Avenue South Floor 11 New York, NY 10003	091 03 0C 064.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kathleen Diane Peters, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Celine Thuy Nhi Phan, a single woman** (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 230 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 Kathleen Diane Peters, an unmarried woman, by Warranty Deed from Catherine J. Stanley, unmarried woman, of record in Instrument No. 20230628-0049424, in the Register's Office of Davidson County, Tennessee, dated June 27, 2023 and recorded on June 28, 2023.

This is ☒ improved or ☐ unimproved property located at: **1638 54th Avenue North, #230, 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, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

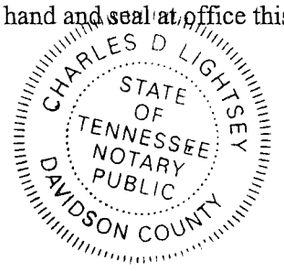
Kathleen Diane Peters

Kathleen Diane Peters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen Diane Peters, 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 31st day of August, 2026.



Notary Public
My Commission expires: 1/22/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 31st, 2026**.

Affiant Signature

08/31/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 31st, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY