WARRANTY DEED

Karen Johnson Davidson County
Batch# 921226 DEEDWARR
09/26/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20220926-0106057

File #22-PA-1677-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/2025 (AFFIX SEAL)

ROSEMARIE RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH070179
My Commission Expires 03/06/2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SILO1677, LLC, A KENTUCKY LIMITED LIABLILITY COMPANY	**New Owner**	
(NAME)	(NAME)	
1502 Scottsville Rd.		091 03 1B 313.00
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42104		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEMETRIS HADJIYEROU, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SILO1677, LLC, A KENTUCKY LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 313, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, Second Amendment at Instrument No. 20220803-0088689 and Third Amendment at Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Demetris Hadjiyerou, a married person, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220825-0095941, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022 and recorded on August 25, 2022.
*The above-referenced property is not the marital residence of Grantor or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Plat Instrument No. 20180621-0059910.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Silo Bend Condominium of record in Instrument No. 20180627-0062234, as amended by instrument(s) of record in Instrument Nos. 20190611-0056096 and 20200131-0011796; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or

hereafter established over, through or upon the land embracing the regime and building thereon.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, Second Amendment at Instrument No. 20220803-0088689 and Third Amendment at Instrument No. 20220823-0094974.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20171106-0114060.

*Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502- 0041506, 20180518-0047890, 20180719-0070539 and 20200221-0019287.

*Easement recorded in Book 1237, Page 141.

*Easement for NES, recorded in Instrument Nos. 20190308-0021262, 20190308-0021263 and 20190308-0021264.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue North, Unit 313, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th day of September, 2022.

Demetris Hadjiyerou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2022, before me personally appeared Demetris Hadjiyerou, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2022.

Notary Signature
My commission expires: 3/6/2025

ROSEMARIE RODRIGUEZ
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH070179
My Commission Expires 03/06/2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of September, 2022.

Affiant Signature
Date 09/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

