WARRANTY DEED

Karen Johnson Davidson County
Batch# 940559 DEEDWARR
11/14/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20221114-0121135

G-PARKS-1677-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/23/25

(AFFIX SEAL)

FRANK W. ROBERTS NOTARY PUBLIC TENNESSEE WILSON COUNTY STATE OF

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cayman Gainey Harvey N. Gainey, III and Michelle B. Gainey	New Owner	
(NAME) 1677 54th Avenue N #217	(NAME)	091-03-1B-217.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **JASON KOTHERA, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAYMAN GAINEY, A SINGLE PERSON AND HARVEY N. GAINEY, III AND MICHELLE B. GAINEY, HUSBAND AND WIFE,** 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 217, 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 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and 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 Jason Kothera, a single person by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220915-0102968 Register's Office for Davidson County, Tennessee, dated September 12, 2022 and recorded on September 15, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- All matters of record in Instrument Number 20180621-0059910, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Instrument Number 20190308-0021263, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
- Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
- 20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
- Charter for Silo Bend Owners Association, Inc. of record in Instrument Number 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
- Charter for Silo Bend Homes Association, Inc. of record in Instrument Number 20180711-0067119, in the Register's Office for Davidson County, Tennessee.

• Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539, and Instrument No. 20200221-0019287, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796 and Instrument No. 20200915-0105204 and Instrument No. 20211026-0143658 and second amended Instrument No. 20220803-0088689, and third amended Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee.
• Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Silo West Nashville Master Condominium of record in Instrument Number 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20211207-0161834, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1677 54th Avenue N #217, Nashville, Tennessee 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 OCTOBER, 2022.

Jason Kothera

STATE OF TX
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON KOTHERA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

LISA M STARNES
Notary ID #125289240
My Commission Expires
May 5, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/22 (date of document).

Frank Roberts

11/7/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024