WARRANTY DEED

Karen Johnson Davidson County
Batch# 966217 DEEDWARR
02/01/2023 11:28:24 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20230201-0007411

G-VRES-22-1677-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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)
Bacurin Family Revocable Living Trust UADJanuary 26, 2021	new owners	
(NAME) **1677 54th Avenue N #113**	(NAME) 737 Darden Place	091-03-1B-113.00-CO
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37205	
(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, **CHRISTOPHER J. PICCIURRO AND HOLLY A. PICCIURRO, TRUSTEES OF THE CHRISTOPHER J. AND HOLLY A. PICCIURRO REVOCABLE LIVING TRUST UAD JANUARY 24, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK A. BACURIN AND MARY ANN BACURIN, TRUSTEES OF THE BACURIN FAMILY REVOCABLE LIVING TRUST UAD JANUARY 26, 2021,** 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 113, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime, of record in Instrument No. 20200915-0105204, as amended in 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 Christopher J. Picciurro, Trustee of Christopher J. and Holly A. Picciurro Revocable Living Trust UAD January 24, 2014, by Warranty deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20221026-0115893, Register's Office for Davidson County, Tennessee, dated October 21, 2022 and recorded on October 26, 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 in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, 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 Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee.
- Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, 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.
- Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
- NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.

- Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, 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 #113, 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 25th DAY OF JANUARY, 2023.

Christopher J. and Holly A. Picciurro Revocable Living Trust UAD January 24, 2014

BY: _____
Christopher J. Picciurro
Trustee

BY: _____
Holly A. Picciurro
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. PICCIURRO, TRUSTEE of CHRISTOPHER J. AND HOLLY A. PICCIURRO REVOCABLE LIVING TRUST UAD JANUARY 24, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ of January, 2023.

_____ See Attached
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY A. PICCIURRO, TRUSTEE of CHRISTOPHER J. AND HOLLY A. PICCIURRO REVOCABLE LIVING TRUST UAD JANUARY 24, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of January, 2023.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this 25th day of January, 2023, by

Christopher J Picciurro (name of person) as

Trustee (type of authority, e.g. officer,

trustee, attorney in fact) for Christopher J and Holly A Picciurro Revocable Living Trust UAD dtd January 24, 2014 (name

of party on behalf of whom instrument was executed) .

Victoria L Anton

(Official Notary Signature and Notary Seal)

Victoria L. Anton

(Name of Notary Typed, Printed or Stamped)

VICTORIA L. ANTON
Notary Public State of Florida
My Commission Expires Aug. 8, 2024
Commission No. HH 1467

____Personally Known OR ✓ Produced Identification

Type of Identification Produced

FL Dr Lic

Attached to Warranty Deed dtd 1/25/2023

Signed by Christopher J Picciurro, Trustee and Holly A. Picciurro, Trustee Nbr of Pages 3