THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243581**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2023. Notary Public My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2025

Karen Johnson Davidson County
Batch# 974477 DEEDWARR
02/27/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230227-0013704

WARRANTY DEED

Address New Owner: Kolbi Edens 1677 54th Avenue North #318 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 1B 318.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kolbi Edens**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 318, 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 Jonathan Harris by Quitclaim Deed from Silo Vivian Price, LLC, a Tennessee limited liability company, of record in Instrument No. 202302270013703, dated February 24, 2023 and recorded _____, in the Register's Office of Davidson County, Tennessee. Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 5400 Centennial, as recorded in Instrument No. 20140528-0045931.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in 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, Amendment recorded in Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Instrument No. 20140530-0046802.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633, 20170505-0044727 and 20171106-0114060.

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

Easement for Flowage, recorded in Book 2245, Page 317.

Easement for Pipe Line, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218, Book 3676, Page 131, Book 3676, Page 165, Book 3678, Page 14 and Book 3804, Page 55.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4656, Page 788.

Easement for Assignment of Easement Rights, recorded in Instrument No. 20130204-0011240.

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

Easement recorded in Book 972, Page 393, Book 981, Page 650, Book 1237, Page 141 and Instrument No. 20211207-0161834.

This is improved property located at 1677 54th Avenue North #318 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of February, 2023.

Jonathan Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Harris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2023.

Notary Public
My Commission Expires:

HOLLY DEES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Certificate of Authenticity

I, Holly A. Mason, 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 February 24, 2023.

Affiant Signature

2/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026

202302270013704