Karen Johnson Davidson County
Batch# 982427 **DEEDWARR**
03/20/2023 02:37:16 PM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20230320-0020026

WARRANTY DEED

LINDSAY B. FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Samantha Mathis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March 2023.

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

File #23-PA-1677-127

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)
Samantha Mathis	**New Owner**	
(NAME)	(NAME)	**091 03 1B 127.00**
1677 54th Avenue North, Unit 127		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **LAKONIAN INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA MATHIS, A SINGLE WOMAN** 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 127, 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 as Instrument No. 20200915-0105204, and 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 a portion of the same property conveyed to Lakonian Investments LLC, a Florida Limited Liability Company, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221017-0113447, in the Register's Office of Davidson County, Tennessee, dated October 14, 2022 and recorded on October 17, 2022.

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 Instrument No. 20180621-0059910.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, Supplemental Declaration recorded in Instrument No. 20190611-0056002, amendment recorded in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, amendment recorded in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument

No. 20171106-0114060.

13. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539.

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

15. Easement for NES, recorded in Instrument No. 20190308-0021263.

16. Easement recorded in Book 1237, Page 141 and Instrument No. 20211207-0161834.

17. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
* 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 127, 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 15th day of March, 2023.

Lakonian Investments LLC, a Florida Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of Lakonian Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Lakonian Investments LLC, the within named bargainor, a Florida Limited Liability Company, and that such Loy Carney, Authorized Agent of Lakonian Investments LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 15th day of March, 2023.

_____
Notary Signature

Printed Name: John W. Bishop

My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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