THIS INSTRUMENT PREPARED BY: Cole Law Group, P.C. 1648 Westgate Circle, Suite 301 Brentwood, Tennessee 37207	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration or value, whichever is greater transaction is $10.00 Affiant bed and sworn to before me, this 19th day of ber 2023. Notary Public My Commission Expires 03/03/2026

Karen Johnson Davidson County
Batch# 1053755 DEEDQC
09/25/2023 12 03 41 PM 3 pgs
Fees. $17 00 Taxes $0 00

20230925-0075119

ANDREW GOLDSTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUN MY COMMISSION EXPIRES 3-3-2

QUIT CLAIM DEED

New Owner Address:	**Send Tax Bills To:**	**Tax Parcel ID No.:**
Zach & Sons Ventures, LLC 9710 Mountain Ash Ct Brentwood, Tennessee 37027-8955	Zach & Sons Ventures, LLC 9710 Mountain Ash Ct. Brentwood, Tennessee 37027-8955	091 03 1B 404.00

FOR AND IN CONSIDERATION of the sum of Ten and 0/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZAKARIA MARRIEE BOTROS,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ZACH & SONS VENTURES, LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 404, 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 to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658 and Second Amendment in Instrument No. 20220803-0088689, and Third Amendment in Instrument No. 20220823-0094974 and being shown on Plat attached thereto as "Exhibit B", in the Register's Officer 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 Short Shorts Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220801-0087111, in the Register's Office for Davidson County, Tennessee, dated July 28, 2022, and recorded on August 01, 2022.

Being the same property conveyed to Zakaria M. Botros, married, by Warranty Deed from Short Shorts Investment Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221215-0129936, in the Register's Office for Davidson County, Tennessee, dated December 14, 2022, and recorded on December 15, 2022.

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.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of R. Manuel – Centennial Phase II, as recorded in 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 No. 20190611-0056096 and Instrument No. 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, and amended in Instrument No 20211026-0143658; Instrument No. 20220803-0088689; Instrument No. 20220823-0094974.

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

Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932; Instrument No. 20180502-0041506; Instrument No. 20180518-0047890; Instrument No. 20180719-0070539; Instrument No. 20200221-0019287.

Easement recorded in Book 1237, Page 141; Instrument No. 20190308-0021263; Instrument No. 20211207-0161834.

This improved property is located at 1677 54th Avenue N. #404, Nashville, Tennessee 37209

This is Improved Property. This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Wherever 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 19th day of September 2023.

ZAKARIA MARRIEE BOTROS
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Zakaria Marriee Botros whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the say the same bears the date.

Given under my hand and official seal this the 19th day of September 2023.

Notary Public

My Commission Expires: 03/03/2026

ANDREW GOLDSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026