Karen Johnson Davidson County
Batch# 1089160 DEEDWARR
01/05/2024 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.13
20240105-0001270

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63476
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Rosenberger Brooke Rosenberger 1633 54th Avenue North, #14 Nashville, TN 37209	Raymond James Bank 710 Carillon Parkway St. Petersburg, FL 33716

TAX MAP PARCEL NUMBERS: 091030B02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$674,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Elder and Kristen Elder, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Rosenberger and Brooke Rosenberger, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 24 as shown on Exhibit "D" to the Declaration of Covenants Conditions and Restrictions for Silo Bend Homes of record in Inst. No. 20180709-0066260, amended in Inst. No. 20180814-0080169, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Benjamin Elder and Kristen Elder, husband and wife, by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, dated July 31, 2020 and recorded on August 4, 2020, of record in Inst. No. 20200804-0086303, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "D" to the Declaration of Covenants Conditions and Restrictions for Silo Bend Homes of record in Inst. No. 20180709-0066260, amended in Inst. No. 20180814-0080169, Register's Office for said County, to which Plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20180709-0066260, amended in Inst. No. 20180814-0080169, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Master Declaration of Protective Covenants, Conditions and Restrictions of record in Inst. No. 20180627-0062234, supplemented in Inst. No. 20190611-0056002, amended in Inst. No 20190611-00556096 and Inst. No. 20200131-0011796, Register's Office for said County. Notice of Land Use Restrictions of record in Inst. No. 20160811-0083633, Inst. No. 20171106-0114060, said Register's Office. All matters shown on Inst. No. 20180621-0059910, said Register's Office. Charter of Silo Bend Owners Association of record in Inst. No. 20180703-0064672, said Register's Office.

Charter of Silo Bend Homes Association of record in Inst. No. 20180711-0067119, said Register's Office. Grant of NES Easement of record in Inst. No. 20190308-0021265, said Register's Office. Easement to Comcast Cable Communications of record in Inst. No. 20221109-0120073, said Register's Office. Assignment of Easement Rights of record in Inst. No. 20130204-0011240, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20171211025932, Inst. No. 20180502-0041506, Inst. No. 20180518-0047890 and Inst No. 20180719-0070539, said Register's Office. Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, page 317, Register's Office for Davidson County, Tennessee. Subject to the right of way of the CSX Transportation Railroad over so much of the premises as may lie therein. Easement for Access of record in Book 5121, page 950, said Register's Office. Easement for roadway of record in Book 1237, page 141, said Register's Office.

This is improved property, known as 1633 54th Avenue North, # 14, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2024.

Benjamin Elder

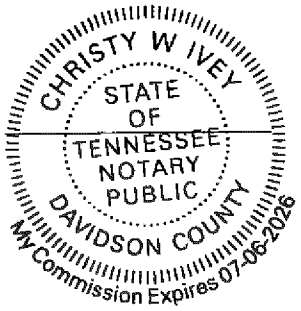
Kristen Elder

State of Tennessee

County of Davidson

On this 5th day of January, 2024, before me the undersigned authority, personally appeared Benjamin Elder and Kristen Elder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $674,900.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2024.

Notary

My Commission Expires: 9/14/25

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 1/5/24 (date of document).

Michelle W Kendig
Affiant Signature

1/5/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of January, 2024.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

