Karen Johnson Davidson County
Batch# 1118289 DEEDWARR
04/03/2024 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,383.80
20240403-0023481

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 374,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this the 1st day of April, 2024. Notary Public My commission expires: 6/23/25 (Affix Seal)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Thomas Jacob Rotenberger	NAME: New Owner
STREET ADDRESS: 1677 54th Ave N Unit 339 Nashville TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 091031B33900CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johanna Armah, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Theodore Jacob Rotenberger, unmarried man,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 1677 54th Avenue North, Unit 339, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 13th day of February, 2024

X _____
Johanna Armah

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Johanna Armah, unmarried (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 13th day of February, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My commission expires 4/13/24

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Unit 339, of Silo West Nashville Master Condominium, 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, and being shown on Plat attached thereto as Exhibit "B" to said amendment in Instrument No. 20211026-0143658, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration, as amended.

Being the same property conveyed to Johanna Armah, an unmarried woman by Deed dated August 4, 2022 from Silo West Nashville, LLC, a Tennessee limited liability company, recorded August 5, 2022, in Instrument Number 20220805-0089136, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Danielle Watson, 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 2/13/24.
Date

Danielle Watson
Affiant Signature

2/13/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of February, 2024

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

