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*

Karen Johnson Davidson County
Batch# 1130745 DEEDWARR
05/03/2024 01:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,265.40
20240503-0032740

Ivey Title, LLC Ref: (DL) Title No.: 63615

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Macy Jane Gebhardt 1677 54th Avenue North #206 Nashville, TN 37209	SAME

TAX MAP PARCEL NUMBERS: 091031B20600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$342,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry D. Amoroso**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Macy Jane Gebhardt**, a single woman, 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 206, 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 the same property conveyed to Harry D. Amoroso, by Warranty Deed from Andrew Brandon Keane, married, of record in Instrument No. 20221230-0134022, in the Register's Office of Davidson County, Tennessee, dated December 21, 2022 and recorded on December 30, 2022.

Being the same property conveyed to Andrew Brandon Keane, a Married Person, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220902-0099190, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 02, 2022.

Being a part of the same property conveyed to Silo West Nashville, LLC, a Tennessee limited liability company, by Special Warranty Deed from R Manuel - Centennial, a Tennessee general partnership, of record in Instrument No. 20200915-0105203, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This property is not now, nor has ever been the principle residence of Harry D. Amoroso.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Silo West Nashville Master Condominium of Record in Instrument No. 20200915-01052040, amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. All Matters shown in Instrument No. 20180621-0059910, said Register's Office. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument is executed on behalf of Harry D. Amoroso by Kyle A. Amoroso pursuant to a Power of Attorney executed by him on the 4th day of April, 2024, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1677 54th Avenue North, # 206, 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 3rd day of May, 2024

Harry D. Amoroso By Kyle A. Amoroso Attorney in Fact

Harry D. Amoroso by Kyle A. Amoroso, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kyle A. Amoroso** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Harry D. Amoroso**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2024.

Margaret H Taylor
Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

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: $342,000.00.

Affiant

Sworn and subscribed before me this 3 day of MAY, 2024.

Notary

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

EXHIBIT "A"
To
Warranty Deed

FROM: Harry D. Amoroso

TO: Macy Jane Gebhardt

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kyle A. Amoroso, Affiant

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 3, MAY 2024.

Custodian's Signature — 05/03/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 3 day of MAY 2024.

Notary Public

MY COMMISSION EXPIRES:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027