Karen Johnson
Batch # 1140898
05/30/2024 10:54:05 AM
Fees: $18.00 Taxes: $4,995.00

Davidson County
DEEDWARR
3 pgs

20240530-0040088

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447605**	STATE OF TENNE COUNTY OF DAV The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2024. Notary Public My Commission Expires:

SHIRA A. MOREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: John R. Silverman and Penne S. Silverman 3601 Solana Rd Miami, FL 33133	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 4E 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Sontag, Trustee of the 222/2505 Trust Dated July 18, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Silverman and Penne S. Silverman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in county, state of Tennessee, described as follows, to- wit:

Unit 2505 of the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, together with an undivided 0.409% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 FIRST AVENUE MASTER CONDOMINIUM dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 FIRST AVENUE MASTER CONDOMINIUM, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 FIRST AVENUE MASTER CONDOMINIUM, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Michael D. Sontag, Trustee of the 222/2505 Trust Dated July 18, 2022, by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, of record in Instrument No. 20220923-0105751, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on September 23, 2022.

Being a part of the same property conveyed to 151 Nashville Project, LP, a Delaware limited partnership by Quitclaim Deed from Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"), Jacob ("Jack") May, an unmarried man ("May"), and Mary Loventhal Jones, an unmarried woman ("Jones"), of record in Instrument No. 20190305-0019846, in the Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded March 05, 2019.

Being a part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from Jacob ("Jack") May, an unmarried man, of record in Instrument No. 20190305-0019845, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019, and recorded on March 05, 2019.

Being part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Mary Loventhal Jones, an unmarried woman, as to a 4.95% undivided interest, of record in Instrument No. 20190305-0019844, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019, and recorded on March 05, 2019.

Being a part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Jacob ("Jack") May, an unmarried person, of record in Instrument No. 20190305-0019843, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019, and recorded on March 05, 2019.

Being a part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Market Street Apartments, Ltd., a Tennessee limited partnership, as to a 95.05% undivided interest, of record in Instrument No. 20190305-0019842, in the Register's Office of Davidson
County, Tennessee, dated February 25, 2019, and recorded on March 05, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Upper Ferry Plan, as recorded in Plat Book R, Page 420.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Showing Exchange of Property on South Front Street for Basin Alley Track, as recorded in Plat Book 332, Page 26.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation of 151 First Avenue, as recorded in Instrument No. 20190403-0030305.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 160 Second Avenue Private Residences Condominium of record in Instrument No. 20211229-0171494, as amended in Instrument Nos. 20220425-0047381 and 20220525-0060949; 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. 20211229-0171493, amended in Instrument Nos. 20220425-0047380 and 20220525-0060948.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20190312-0022309.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190320-0025463.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20190617-0058068.

Easement recorded in Instrument No. 20150824-0085132.

Easement for Right of Way, recorded in Instrument No. 20201228-0153306.

Regulatory Agreement as set forth in instrument recorded in Book 6461, Page 218.

This is improved property located at 160 2nd Avenue South #2505 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever 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 28th day of May, 2024.

The 222/2505 Trust, dated July 18, 2022

By: Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Sontag, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 222/2505 Trust, dated July 18, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of May, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2028

Notary Public