THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948858** Karen Johnson Davidson County Batch# 1196578 DEEDWARR 10/22/2024 12:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,257.63 20241022-0082035	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2024. Notary Public My Commission Expires: 6/23/25

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO

WARRANTY DEED

Address New Owner: Roma Janakkumar Patel 1677 54th Avenue #306 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 1B 306.00

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, **Investor Nation, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roma Janakkumar Patel, a single woman**, ("Grantees"), their 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 306, 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 at Instrument No. 20211026-0143658, Second Amendment at Instrument No. 20220803-0088689 and Third Amendment at Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Investor Nation, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220825-0095935, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022 and recorded on August 25, 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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL - CENTENNIAL, PHASE II, as recorded in Plat Instrument No. 20180621-0059910.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as amended in Instrument Nos. 20190611-0056096 and 20200131-0011796.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890, 20180719-0070539 and 20200221-0019287.

Easement for NES, recorded in Instrument No. 20190308-0021263.

Easement for Right of Way, recorded in Instrument No. 20211207-0161834.

Easement recorded in Book 1237, Page 141.

This is improved property located at 1677 54th Avenue #306 Nashville TN 37209

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 18th day of October, 2024.

Investor Nation, LLC

As Authorized Agent

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Investor Nation, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 18th day of October, 2024.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Certificate of Authenticity

I, Linzie Hahn, 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 10/18/24.

Date

S Hahn

Affiant Signature

10/18/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028