Karen Johnson Davidson County
Batch # 1212516 DEEDWARR
12/04/2024 10 33 54 AM 2 pgs
Fees $13 00 Taxes $1,794 50

20241204-0094129

Prepared by:
Record and Return to
Chapman & Kosenthal Title, Inc
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2024

Notary Public
MY COMMISSION EXPIRES

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

File #24-PA-1677-333

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ellie Ivancich and Marjorie Ivancich	**Morgan Stanley Private Bank, National Association**	
(NAME)	(NAME)	**091 03 1B 333.00**
	4270 Ivy Pointe Boulevard, 4th Floor	
(ADDRESS)	(ADDRESS)	
	Cincinnati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CAMILO ANDRES PARRA-MOLINA, AN UNMARRIED MAN, AND CAMILO PARRA-RAMOS AND JULIA MOLINA, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELLIE IVANCICH, AN UNMARRIED WOMAN AND MARJORIE IVANCICH, A MARRIED WOMAN, AS TENANTS IN COMMON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit 333, 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, as amended 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 Camilo Parra-Ramos and Julia Molina, husband and wife, as tenants by the entirety, as between themselves, and as tenants in common with rights of survivorship with Camilo Andres Parra-Molina, an unmarried man, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220818-0093660, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022, and recorded on August 18, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R MANUEL – CENTENNIAL, as recorded in Instrument No 20170221-0017490
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R MANUEL – CENTENNIAL PHASE II, as recorded in Instrument No 20180621-0059910
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20180627-0062234, as amended in Instrument No 20190611-0056096 and Instrument No 20200131-0011796
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SILO WEST NASHVILLE MASTER Condominium of record in Instrument No 20200915-0105204, as amended Instrument No 20211026-0143658, Instrument No 20220803-0088689 and Instrument No 20220823-0094974, 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

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No 20160811-

0083633, Instrument No 20170505-0044727 and Instrument No 20171106-0114060

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20171211-0125932, Instrument No 20180502-0041506 and Instrument No 20200221-0019287

*Easement for Electric Power, recorded in Instrument No 20190308-0021263

*Easement for Broadband Communications, recorded in Instrument No 20211207-0161834
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **1677 54th Avenue North, Unit 333, 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 3rd day of December, 2024

Camilo Andres Parra-Molina

Camilo Parra-Ramos

Julia Molina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2024, before me personally appeared Camilo Andres Parra-Molina, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of December, 2024

Notary Signature
My commission expires
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 3rd day of December, 2024, before me personally appeared Camilo Parra-Ramos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of December, 2024

Notary Signature
My commission expires
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 3rd day of December, 2024, before me personally appeared Julia Molina, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of December, 2024

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028