Address New Owner:	Map-Parcel Numbers:
Sherri Linn Frederiksen 24321 Las Naranjas Drive Laguna Niguel, CA 92677	Map and Parcel Number 091-03-1B-229.00-CO
Send Tax Bills To:	Address of Mortgagee:
Sherri Linn Frederiksen 24321 Las Naranjas Drive Laguna Niguel, CA 92677	
This instrument prepared by: Audrey Lee Anderson, 107 Music City Circle, Suite101, Nashville, TN 37214.	

Karen Johnson Davidson County
Batch # 1248494 DEEDQC
03/20/2025 11:19:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20250320-0020404

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

SHERRI LINN FREDERIKSEN

Sworn to and subscribed before me this 10 day of FEB, ~~2024~~ 2025.

SEE ATTACHED
NOTARY PUBLIC

My Comm. Expires: 04/01/2027

FOR AND IN CONSIDERATION, of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D-1782, MARTIN FREDERIKSEN has bargained and sold and by these present does transfer and quitclaim to SHERRI LINN FREDERIKSEN, her heirs, successors and assigns, all of his right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On 02/10/2025 before me, MOHAMAD T. YOUNES
(insert name and title of the officer)

personally appeared SHERRI LINN FREDERIKSEN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RRS2 MOHAMAD T. YOUNES COMM. # 2443016 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY MY COMM. EXP. APRIL 1, 2027 RRS2

Signature _____ (Seal)

Land in Davidson County, Tennessee, being Unit 229, 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 a portion 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 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
*Taxes for the year 2022 and subsequent years.
*Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
*Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, or record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 2020011-0011796, Register's Office for Davidson County, Tennessee.
*Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee.
*Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, Register's Office for Davidson County, Tennessee.
*Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
*Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
*NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
*Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
*Grant of Easement to Comcast Cable Communications Management, LLC or record in Instrument No. 20211207-0161834, Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1677 54th Avenue N, Unit 229, Nashville, TN 37209**

Being the same property conveyed to SHERRI LINN FREDERIKSEN by Warranty Deed dated 10/17/2022 and recorded at Instrument No. 20221017-0113344 in the Register's Office for Davidson County, Tennessee.

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

MARTIN FREDERIKSEN

STATE OF TN
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARTIN FREDERIKSEN, bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained.

WITNESS my hand, at office as this 9th day of Jan, 2024.

Amy K. Reeder
Notary Public
My Commission Expires: 11/2/26

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

AMY K. REEDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY