Prepared by
Record and Return To
[illegible] Title, Inc.
[illegible] Suite 130

This instrument prepared by.
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of MARCH, 2025.

Notary Public
My commission expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMIS EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1251651
03/25/2025 11 19 23 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250325-0022241

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob Janek Jones	New Owner	092 16 0J 203 00
907 18th Avenue South Unit #203 Nashville, TN 37212		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edith K. Ottestad and Kristian Ottestad, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jacob Janek Jones, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows to- wit

A certain condominium located in Davidson County, Tennessee, being Unit No 203 of SOUTH SQUARE CONDOMINIUM, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing South Square Condominium of record in Instrument No 20070710-0082274, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration ,hereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on Exhibit C to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Edith K Ottestad and husband Kristian Ottestad, by Warranty Deed from Silo Capital LLC, a Tennessee Limited Liability Company, of record in Instrument No 20170130-0009410, in the Register's Office of Davidson County, Tennessee, dated January 26, 2017 and recorded on January 30, 2017

This property is improved property known as 907 18th Avenue South, Unit #203, Nashville, TN 37212

See Power of Attorney recorded prior hereto in Instrument No 20250318-0019670 Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

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, its heirs, successors and assigns, forever Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 14th day of March, 2025

Edith K. Ottestad by Brian Payne,
Attorney-In-Fact

Kristian Ottestad by Brian Payne,
Attorney-In-Fact

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Payne, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed under the Power of Attorney therein granted, and that he has authority to act on behalf of Edith K Ottestad and Kristian Ottestad in the capacity set forth in the Power of Attorney for the purposes therein contained

Witness my hand and seal this 14 day of March, 2025

Notary Public
Commission expiration date 7-3-28

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028