This instrument prepared by:
Sherri Linn Frederiksen
24321 Las Naranjas Drive
Laguna Niguel, CA 92677

Karen Johnson Davidson County
Batch# 1256569 DEEDQC
04/04/2025 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250404-0025814

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Sherri Frederiksen, Trustee
24321 Las Naranjas Drive
Laguna Niguel, CA 92677

MAIL TAX STATEMENT TO:
Sherri Frederiksen, Trustee
24321 Las Naranjas Drive
Laguna Niguel, CA 92677

MAP PARCEL NUMBERS:
091 03 1B 229.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Sherri Linn Frederiksen, an unmarried woman who acquired title as a married woman** by these presents do hereby quitclaim and convey unto the said **Sherri Frederiksen, Trustee of The Sherri Frederiksen Living Trust**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Trust.

This is unimproved ( ) property known as 1677 54th Avenue N, Unit 229
Improved (X) Nashville, Tennessee 37209

Whenever 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 our hand this 28th day of March, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sherri Linn Frederiksen

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Orange) ss

Personally appeared before me, Mitravinda Burns, a Notary Public in and for said County and State, **Sherri Linn Frederiksen** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Aliso Viejo, Orange County, this 28th day of March, A.D., 2025.

NOTARY STAMP/SEAL

MITRAVINDA BURNS
Notary Public - California
Orange County
Commission # 2492328
My Comm. Expires Jul 11, 2028

NOTARY PUBLIC
Notary Commission Expires: July 11, 2028

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF Orange)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code § 67-4-409(a)(4).

Subscribed and sworn to before me this the 28th day of March, 2025.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: July 11, 2028

MITRAVINDA BURNS
Notary Public - California
Orange County
Commission # 2492328
My Comm. Expires Jul 11, 2028

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

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.

THIS CONVEYANCE IS SUBJECT TO:

* 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, OF RECORD IN INSTRUMENT NO. 20180627-0062234, AMENDED INSTRUMENT NO. 20190611-0056096 AND INSTRUMENT NO. 20200131-0011796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* DECLARATION OF SILO WEST NASHVILLE MASTER CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20200915-0105204, AS AMENDED 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 OF 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.

Being the same property conveyed to Sherri Linn Frederiksen, a married person by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Document No. 20221017-0113344, said Register's Office.

TO BE USED, AND CANNOT BE USED, FOR THE PURPOSE OF (I) AVOIDING TAX-RELATED PENALTIES UNDER THE INTERNAL REVENUE CODE OR APPLICABLE STATE OR LOCAL TAX LAW PROVISIONS OR (II) PROMOTING, MARKETING OR RECOMMENDING TO ANOTHER PARTY ANY TAX-RELATED MATTER ADDRESSED HEREIN.

Certificate of Authenticity

I, Sherri Frederiksen, 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 3-28-25.

Date

Affiant Signature SHERRI FREDERIKSEN

3-28-25
Date

State of California

County of Orange

Sworn to and subscribed before me this 28th day of March, 2025.

Notary's Signature, Mitravinda Burns

My Commission Expires: July 11, 2028
Date

Notary's Seal (if on paper)

MITRAVINDA BURNS
Notary Public · California
Orange County
Commission # 2492328
My Comm. Expires Jul 11, 2028

202504040025814