WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257710 DEEDWARR
04/11/2025 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,089.50
20250411-0026969

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $835,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/07/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road #160
Brentwood, TN 37027
file # 1663-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
J.F. Pate, Jr. and Darice Elaine Silvestro	New owner	105-01-1Y-107.00-CO
504 Clemente Avenue		
Nolensville, TN 37135		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TCMR, LLC, a Tennessee limited liability company f/k/a Harold & Owen, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J.F. PATE, JR. and DARICE ELAINE SILVESTRO, a married couple, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 107 of Harold & Owen Condominiums, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Harold & Owen Condominiums, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Christopher Burch of record in Instrument No. 20191210-0127423 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 10, 2019.

Being a portion of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Trena J. Mueller n/k/a Trena E. Payne of record in Instrument No. 20191210-0127425 Register's Office for Davidson County, Tennessee, dated December 9, 2019 and recorded on December 10, 2019.

Being a portion of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Frances M. Romeo and Kenneth W. Griffith, wife and husband of record in Instrument No. 20191210-0127426 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

Being a portion of the same property conveyed to Harold & Owen LLC by Quitclaim Deed from Harold & Owen LLC of record in Instrument No. 20220308-0026185 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 08, 2022, Corrective Quitclaim Deed recorded on April 13, 2022 in Instrument No. 20220413-0042683, Register's Office for Davidson County, Tennessee.

Harold & Owen, LLC having subsequently changed its name to TCMR, LLC, a Tennessee limited liability company.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1014 16th Avenue South Unit 107 Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on April 7, 2025.

TCMR, LLC, a Tennessee Limited Liability Company

By: Paradym Development, LLC, Manager

By: _____

Tyler Thayer, Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared, Tyler Thayer, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of Paradym Development, LLC, the Manager (or other officer authorized to execute the instrument) of TCMR, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Representative, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 7, 2025.

Notary Public

My Commission Expires: 11-19-2025

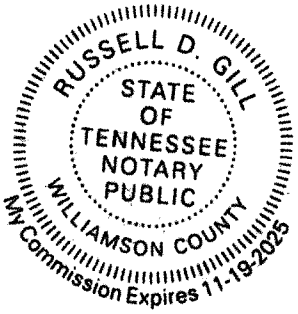
File #: 1663-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 7, 2025.

J. Carlton Drumwright

April 7, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 7, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY