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

Karen Johnson Davidson County
Batch # 1265938 DEEDWARR
04/30/2025 10:29:08 AM 4 pgs
Fees: $23.00 Taxes: $2,851.85
20250430-0033273

**RECORD AND RETURN TO:**
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29610-25

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,770.00.

Mark Bath
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2025

NOTARY PUBLIC

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Jeffrey Sieback<br>Veronica Venezia<br>2704A Barclay Drive<br>Nashville, TN 37206 | Same address as new owner | 083-15-0D-001-00 |

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SEVENTY THOUSAND SEVEN HUNDRED SEVENTY AND 00/100 Dollars ($770,770.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL JOEL SILVER, MARRIED, AND RACHEL SILVER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY SIEBACH AND VERONICA VENEZIA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of 2704 Barclay Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2704 Barclay Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151102-0111363, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2704 Barclay Drive Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151102-0111363, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Rachel Silver, an unmarried woman, and Michael Joel Silver, a married man, as joint tenants with right of survivorship, from G & G Properties II, LLC, a Tennessee limited liability company, by Warranty Deed dated January 4, 2017 and recorded January 5, 2017 in Instrument #20170105-0001522, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2704A Barclay Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor, Michael Joel Silver, at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS OUR HANDS, this 25 day of April, 2025

GRANTOR(S)

Michael Joel Silver

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, a Notary Public, Michael Joel Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of April, 2025.

ENIOLA S. TIJANI
Notary Public-Maryland
Carroll County
My Commission Expires
5-4-29

Notary Public

Eniola Tijani

Printed Notary Name

My commission expires: 5-4-29

GRANTOR

Rachel Silver

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Michael Joel Silver and wife, Abbe Silver and Rachel Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22ND day of April, 2025.

KIM BRYANT
Notary Public - State of Maryland
Baltimore County
My Commission Expires Sep 26, 2025

Notary Public

Kim Bryant
Printed Notary Name

My commission expires: 9-26-2025