THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450626

Karen Johnson Davidson County
Batch # 1271768 DEEDWARR
05/12/2025 10 45 33 AM 2 pgs
Fees $13 00 Taxes $1,461 50

20250512-0037129

Prepared by
Record and Return To
Chapman and Rosenthal Title, 10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $393,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew James Jordan 1638 54th Avenue #105 Nashville TN 37209	New Owner	Tax Parcel ID No. 091 03 0C 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis P. Martin and Susan L. Martin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew James Jordan, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 105 of SILO HOUSE, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Lewis P. Martin and Susan L. Martin, husband and wife, by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200701-0071531, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Instrument No. 20180621-0059910.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Silo Bend Condominium of record in Instrument No. 20180627-0062234; as amended in Instrument Nos. 20190611-0056096 and 20200131-0011796; also subject to easements, rights and interests 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 building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, (as corrected in Scrivener's Affidavit in Instrument No. 20180724-0072254), as amended in Instrument No's. 20180815-0080500; 20191108-0115784; 20200203-0012223 and 20220324-0034071.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No's. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20171211-0125932; 20180518-0047890 and 20180719-0070539.

Easement for Railroad Right of Way, recorded in Instrument No. 20130204-0011240.

Easement for Broadband Communication Systems, recorded in Instrument No. 20221109-0120073.

Charter for Silo Bend Owner's Association, Inc. recorded in Instrument No. 20180703-0064672.

Charter for Silo Bend Homes Association, Inc. recorded in Instrument No. 20180711-0067119.

Charter for Silo House Association, Inc. recorded in Instrument No. 20180711-0067120.

This is improved property located at 1638 54th Avenue #105 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2025.

Lewis P. Martin

Susan L. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis P. Martin and Susan L. Martin, 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, at office, this 9th day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026