WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272392 DEEDWARR
05/13/2025 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20250513-0037547

File #25-PA-0515-3109

(SEAL)

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/20/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Mathews	**New Owner**	
(NAME)	(NAME)	**093 06 1M 024.00**
21 C Fern Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

LOUISE SILANO, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEFFREY MATHEWS, UNMARRIED

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Unit No. 3109, of 505 HIGH RISE CONDOMINIUM described in the Declaration Establishing 505 HIGH RISE CONDOMINIUM of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 HIGH RISE CONDOMINIUM. The 505 HIGH RISE CONDOMINIUM constitutes the High Rise Unit in the 505 MASTER CONDOMINIUM, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 MASTER CONDOMINIUM of record as Exhibit "D" to the Declaration Establishing 505 MASTER CONDOMINIUM, for a more complete identification and description of the High Rise Unit of 505 MASTER CONDOMINIUM, and the plat of 505 HIGH RISE CONDOMINIUM of record as Exhibit "D" to the Declaration Establishing 505 HIGH RISE CONDOMINIUM, for a more complete identification and description of the Unit.

Being the same property conveyed to Louise Silano, an unmarried woman, by Warranty Deed from Gregory Glen Reese and Cynthia G. Reese husband and wife, of record in Instrument No. 20191206-0126039, in the Register's Office of Davidson County, Tennessee, dated December 5, 2019 and recorded on December 6, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 505 CST RESUBDIVISION OF LOT 90 AND PART OF LOT 91 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE (NOT OF RECORD) AND THE PLAT OF THE JACKSON ESTATE PROPERTY BEING PART OF LOTS 90 AND 91 ON THE ORIGINAL PLAN OF NASHVILLE, as recorded in Plat Book 843, Page 12 and Resubdividing in Instrument No. 20140926-0089008.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 MASTER CONDOMINIUM Condominium of record in Instrument No. 20171218-0128945 and Partial Assignment recorded in Instrument No. 20191002-0100557, Instrument No. 20220801-0087339 and Amended in Instrument No. 20220801-0087340; 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.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 HIGH RISE CONDOMINIUM Condominium of record in Instrument No. 20171218-0128946 and Amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008; 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.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613 and Instrument No. 20050124-0008719.

*Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Easements recorded in Instrument No. 20141114-0105300, as Amended in Instrument No. 20171218-0128944.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298.

*Easement for Temporary, recorded in Instrument No. 20070625-0075451.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070919-0111878.

*Easement for Dedication of Pedestrian Sidewalk, recorded in Instrument No. 20140923-0087004, as Amended in Instrument No. 20151231-0131612.

*Easement for Dedication of Right-of-Way and Pedestrian Sidewalk, recorded in Instrument No. 20151231-0131613.

*Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20151203-0122108.

*Charter for 505 Master Condominium Association, Inc. recorded as Instrument No. 20171213-0127264.

*Charter for 505 High Rise Condominium Association, Inc. recorded as Instrument No.20171213-0127265.

*All of the terms and provisions set forth and contained in that certain Lease between Metropolitan Development and Housing Agency, Lessor, and 505, LLC, Lessee, a memorandum of which is recorded in Instrument No. 20141114-0105301 and Assignment recorded in Instrument No. 20151203-0122110 and Amended in Instrument No. 20171218-0128943, and Partial Assignment recorded in Instrument No. 20191002-0100554, Instrument No. 20241004-0077364, and Amended and Restated recorded in Instrument No. 20241004-007363.

*Common Open Space Deed recorded as Instrument No. 20171218-0128947.

*Ordinance recorded in Book 10512, Page 464, and Instrument No. 20020626-0076795.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **515 Church Street, Unit 3109, Nashville, TN 37219**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 9th day of May, 2025.

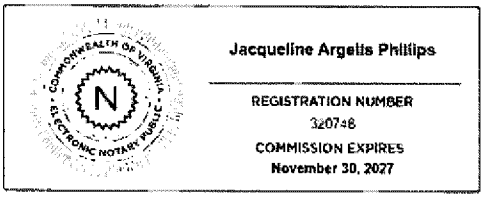
Louise Silano

STATE OF VIRGINIA
COUNTY OF FAUQUIER

On this 9th day of May, 2025, before me personally appeared Louise Silano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Notarized online using audio-video communication.

Witness my hand, at office, this 9th day of May, 2025.

Notary Signature
My commission expires: 11/30/2027



Tennessee Certification of Electronic Document

Regina Sullo, do hereby make oath that I am a licensed attorney and/or the
todian of the original version of the electronic document tendered for registration herewith and that
electronic document is a true and exact copy of the original document executed and authenticated
ording to law on 5.9.25 (date of document)

Affiant Signature

May 12, 2025

Date

te Of TN

unty of Davidson

orn and subscribed before me this 12 day of May, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

TARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026