WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301811 DEEDWARR
07/24/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20250724-0058545

File #25-TC-1677-418

SYDNEY ENGELL (SEAL) 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 $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 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)
Matthew Riddle	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**091 03 1B 418.00**
1677 54th Avenue North, Unit 418	3940 N Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60613	
(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,

JOSEPH TILLER, MARRIED,

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

MATTHEW Q. RIDDLE, UNMARRIED MAN,

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:

Land in Davidson County, Tennessee, being Unit 418, 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.

Being the same property conveyed to Joseph Tiller, a Single Person, by Warranty Deed from Scott Perkinson, a Single Person, of record in Instrument No. 20221018-0113730, in the Register's Office of Davidson County, Tennessee, dated October 18, 2022, and recorded on October 18, 2022. Joseph Tiller has since married, this was never the marital residence for the Grantor.

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 5400 CENTENNIAL, as recorded in Instrument No. 20140528-0045931.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT AND UNIFIED PLAT OF RECORD, R. MANUEL - CENTENNIAL, as recorded in Instrument No. 20170221-0017490.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT AND UNIFIED PLAT OF RECORD, R. MANUEL - CENTENNIAL, PHASE II, as recorded in Instrument No. 20180621-0059910.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as supplemented in Instrument No. 20190611-0056002, amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
* 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 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; 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 Declaration of Easements, Covenants and Restrictions recorded in Instrument No. 20140530-0046802.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287.
* Easement recorded in Book 1237, Page 141, Instrument No. 20130204-0011240 and Instrument No. 20211207-0161834.
* Easement for NES, recorded in Instrument No. 20190308-0021263.
* Charter for Silo Bend Owner's Association, Inc. recorded as Instrument No. 20180703-0064672.
* Common Open Space Deed recorded as Instrument No. 20230330-0023132.
* Rules and Regulations for Silo West Nashville Owners' Association, Inc. as recorded in Instrument No. 20250411-0027138.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1677 54th Avenue North, Unit 418, Nashville, TN 37209**.

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 21 day of July, 2025.

Joseph Tiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Joseph Tiller, 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.

Witness my hand, at office, this 21st day of July, 2025.

Notary Signature
My commission expires:

SONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/21/2025.

Affiant Signature

7/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY