Karen Johnson Davidson County
Batch# 1307197 DEEDWARR
08/11/2025 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250811-0063470

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|---|---|
| *This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.* | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).<br>Affiant<br>Sworn to and subscribed before me this August 7, 2025.<br>Comm Exp:<br>Notary Public |

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

| NEW OWNER: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| JOSHUA A. SILER and ERIN M. SILER, Trustees | SAME AS OWNER | |
| SILER FAMILY TRUST dated August 7, 2025 | | 118023O00200 CO |
| 802 Halcyon Avenue | | |
| Nashville, Tennessee 37204 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, JOSHUA A. SILER and ERIN M. SILER, husband and wife, (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JOSHUA A. SILER and ERIN M. SILER, Trustees of the SILER FAMILY TRUST dated August 7, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being unit B of Homes at 800 Halcyon Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170330-0031121, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification thereof.

Being the same property conveyed to JOSHUA A. SILER and ERIN M. SILER, husband and wife, by MAGNESS GROUP, INC., A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed of record in Instrument 20180816-0081429, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: I) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 802 Halcyon Avenue, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on August 7, 2025.

JOSHUA A. SILER

ERIN M. SILER

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSHUA A. SILER and ERIN M. SILER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 7, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

## TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 August 7, 2025

8/8/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Sworn to and subscribed before me this 8th day of August, 2025.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-22-2027