Karen Johnson Davidson County
Batch# 1310185 DEEDWARR
08/14/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20250814-0064857



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $444,900.00

Affiant

Subscribed and sworn to before me, this 12 day of August, 2025.

Notary Public
My commission expires:
12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Robert A Sikon, Jr **Mary K Sikon**	**UNITED WHOLESALE MORTGAGE**	**114080C05900CO**
7277 Charlotte Pike, #250	585 South Blvd E.	
Nashville, TN 37209	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 7277 Charlotte Pike Unit 250 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert A Sikon, Jr and Mary K Sikon, a married couple, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 56 (as erroneously referred to as Unit No. 565 in prior deed), of West Park Homeowners Association, Inc., established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 220040304-0024541, as amended in Instrument Nos. 20041221-0151636, No. 20050222-0018812 and No. 20060202-00133781, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 the buildings thereof, said Unit being depicted on Exhibit B to said First Amendment to the Declaration in Instrument No. 20041221-0151636; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Erin Dias, Trustee of The 7277 Charlotte Pike Unit 250 Trust, by Warranty Deed from Ernest K Romine, husband, and wife, Catherine A Romine, dated April 15, 2025, of record in Instrument No. 20250421-0030385, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ernest K Romine, husband, and wife, Catherine A Romine, by Warranty Deed from NVR, Inc, a Virginia corporation T/A Fox Ridge Homes, dated November 27,

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as: 7277 Charlotte Pike #250 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Date: 7/23/25

The 7277 Charlotte Pike Trust

By: Erin Dias
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 7277 Charlotte Pike Trust and that she is authorized by the 7277 Charlotte Pike Trust to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/23/25 (date of document).

Jennifer Russell
Affiant Signature

8/14/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

