Karen Johnson Davidson County
Batch # 1311306 DEEDWARR
08/18/2025 11:11:10 AM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20250818-0065629

(1)

WARRANTY DEED

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SILA TRINITY LLC	New Owner	071-05-0-G-003.00CO 071-05-0-G-004.00CO 071-05-0-G-005.00CO
(NAME)	(NAME)	
501 Lafayette St.		071-05-0-G-006.00CO 071-05-0-G-007.00CO 071-05-0-G-008.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		071-05-0-G-013.00CO 071-05-0-G-012.00CO 071-05-0-G-011.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Volunteer Bank formerly known as Volunteer State Bank,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SILA TRINITY LLC, a Tennessee limited liability company,** 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, State of Tennessee, described as follows, to-wit:

Being Units 3, 4, 5, 6, 7, 8, 500, 502 and 504 as shown on the Plat being Exhibit B of Declaration of Covenants, Conditions and Restrictions for Word 18 at North Pointe, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220720-0083026, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said Units.

Being a portion of the property conveyed to J. Word Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Trinity Partners, GP, a Tennessee General Partnership, dated April 5, 2019, of record in Instrument No. 20190415-0034076, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to We Develop, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from J. Word Properties LLC, a Tennessee Limited Liability Company, dated January 29, 2021, of record in Instrument No. 20210201-0013904, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Volunteer State Bank by Successor Trustee's Deed from Erika R. Barnes, Successor Trustee, dated May 21, 2025, of record in Instrument No. 20250521-0039983, Register's Office for Davidson County, Tennessee. Volunteer State Bank is now known as Volunteer Bank as shown in Articles of Amendment to the Charter of record in Instrument No. 20250305-0016554, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 496 W Trinity Lane, Unit 3, Nashville, TN 37207
496 W Trinity Lane, Unit 4, Nashville, TN 37207
496 W Trinity Lane, Unit 5, Nashville, TN 37207
496 W Trinity Lane, Unit 6, Nashville, TN 37207
496 W Trinity Lane, Unit 7, Nashville, TN 37207
496 W Trinity Lane, Unit 8, Nashville, TN 37207
500 W Trinity Lane, Nashville, TN 37207
502 W Trinity Lane, Nashville, TN 37207
504 W Trinity Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, Bylaws and all exhibits thereto, of record in Instrument No. 20220720-0083026, amended in Instrument No. 20240503-0032682 and Instrument No. 20240814-0061880; All matters appearing on the plan of record in Book 19, page 504; Agreed Final order to the State of Tennessee Department of Transportation of record in Book 11493, page576; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8075, page 966; Book 8075, page 969 and Book 8075, page 972; Agreement for Dedication of Easement for Drainage of record in Instrument No. 20060912-0112682; Agreement for Dedication of Public Right of Way of record in Instrument No. 20220125-0009131; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220207-0013905; all of record in the Register's Officefor Davidson County, Tennessee.

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 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 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.

Witness our hands this 13th day of August, 2025.

Volunteer Bank

By: Eddie Maynard
Its: Chief Credit Officer

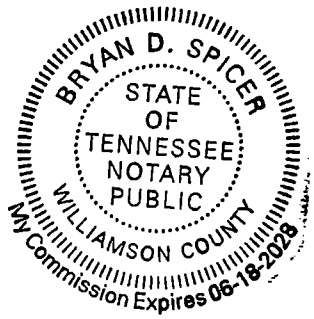
State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eddie Maynard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Chief Credit Officer of Volunteer Bank, the within named bargainor, and that he as such Chief Credit Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Volunteer Bank by Eddie Maynard as such Chief Credit Officer.

Witness my hand and official seal at Franklin, Tennessee, on this the 13th day of August, 2025.

Notary Public

My Commission Expires:



File No.: 39474