Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To:
Andrew Todd Brown and Amanda Nicole Brown 3513B General Hood Trail Nashville, TN 37204	**091-03-1B-228.00-CO**	**Same**

Karen Johnson Davidson County
Batch # 1319086 DEEDQC
09/08/2025 08 32 11 AM 3 pgs
Fees $17 00 Taxes $0 00

20250908-0071247

This instrument prepared by· Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **ANDREW TODD BROWN** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **ANDREW TODD BROWN AND AMANDA NICOLE BROWN, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1677 54th Avenue N, Unit 228, Nashville, TN 37209.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 3rd day of September, 2025

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 3rd day of September, 2025.

Andrew Todd Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Todd Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of September, 2025

Notary Public

My Commission Expires:
1/11/2026

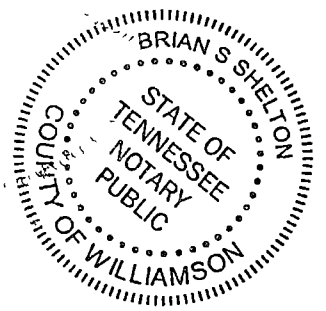


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit 228, 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 Andrew Todd Brown, by deed of record as Instrument Number 20220916-01033256 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to

* Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
* Declaration of 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, Register's Office for Davidson County, Tennessee.
* Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, Register's Office for Davidson County, Tennessee
* Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
* Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
* NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
* Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein