WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330295 DEEDWARR
10/03/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20251003-0079165

File #25-DW-1677-419

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Kyle Everette Barber and Jason Stalcup	**The Turnkey Foundation, Inc., dba Arbor Financial Group**	
(NAME)	(NAME)	
906 North 5th Street	**1805 East Garry Avenue**	**091 03 1B 419.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Santa Ana, CA 92705**	
(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,

419 SILO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

KYLE EVERETTE BARBER, A MARRIED MAN, AND JASON STALCUP, A MARRIED 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 419, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for SILO WEST NASHVILLE MASTER CONDOMINIUM, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, Second Amendment of record in Instrument No. 20220803-0088689 and Third Amendment in 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 419 Silo House, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cale Tully and Liane Barretto, married to each other, of record in Instrument No. 20220907-0100479, in the Register's Office for Davidson County, Tennessee, dated September 2, 2022 and recorded on September 7, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL – CENTENNIAL, as recorded in Instrument No. 20170221-0017490.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 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 and as 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 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 for NES, recorded in Instrument No. 20190308-0021263.
* Easement recorded in Instrument No. 20211207-0161834.
* Charter for Silo Bend Owners' Association, Inc. recorded as Instrument No. 20180703-0064672.
* Charter for Silo Bend Homes Association, Inc. recorded as Instrument No. 20180711-0067119.
* Common Open Space/Elements in Quitclaim Deed recorded as Instrument No. 20230330-0023132.
* Rules and Regulations for Silo West Nashville Owners' Association, Inc. recorded as 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 419, 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 26th day of September, 2025.

419 Silo House, LLC, a Tennessee Limited Liability Company

By: J Hughes
Jennifer Hughes, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

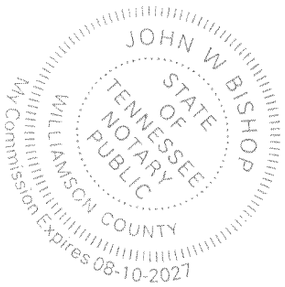
Before me, John W. Bishop of the state and county mentioned, personally appeared Jennifer Hughes, Sole Member of 419 Silo House, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 419 Silo House, LLC, the within named bargainor, a Limited Liability Company, and that such Jennifer Hughes, Sole Member of 419 Silo House, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Davidson County, Tennessee, this 26th day of September, 2025.

Notary Signature

Printed Name:_____

My commission expires:_____



True Copy Certification

I, **Denise Woods,** 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 this the 26 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/26/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027