RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LMT-33406-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1330458 **DEEDWARR**
10/06/2025 09 56 15 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20251006-0079436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of September, 2025

NOTARY PUBLIC

My commission expires

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20 2026

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin K Silverman 1143 Woodbury Falls Court Nashville, TN 37221	Same address as new owner	128-12-0C-039-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($425,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **JONATHAN S. BARBER AND SAMANTHA C. AARON, Husband and Wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN K. SILVERMAN, Unmarried** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

> Lying and being in Davidson County, Tennessee, and being Unit No 1143, Woodbury Townhomes, Phase I, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20060310-0028278, and in Instrument #20080201-0010772, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to Samantha C Aaron and Jonathan S Barber from Richard Jacobs, unmarried, and Courtney Nicole Jacobs, unmarried, by Warranty Deed dated July 21, 2022 and recorded July 26, 2022 in Instrument #20220726-0085382, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is improved property, known as 1143 Woodbury Falls Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS OUR HANDS, this 29th day of September, 2025

GRANTOR(S)

Jonathan S Barber

Samantha C Aaron

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public, Jonathan S Barber and Samantha C Aaron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 29th day of September, 2025

Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY