Karen Johnson Davidson County
Batch# 1339300 DEEDWARR
10/29/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20251029-0086045

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-5163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mikayla Pitman 1677 54th Ave N #218 Nashville, TN 37209	New Owner	091-03-1B-218.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Victor Adegun, an unmarried man, and Pamela Wilson, an unmarried woman, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mikayla Pitman

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 218, 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 Victor Adegun, an unmarried man, and Pamela

Wilson, an unmarried woman, as tenants in common by Warranty Deed from David Dorris, a married man of record in Instrument No. 20221230-0134094 Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on December 30, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1677 54th Ave N #218, 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 so 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.

Dated this the 27 day of October, 2025.

Victor Adegun

Pamela Wilson

STATE OF GEORGIA
COUNTY OF FULTON

On this 27th day of October, 2025, before me personally appeared Victor Adegun and Pamela Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of October, 2025.

Notary Signature
My commission expires: 08.29.2028

STATE OF GEORGIA
AMEZE AGBORO
Fulton County, Notary Public
Commission # 00668152
EXPIRES: August 29, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 10/27/25.

Affiant Signature – Joshua A. Terry

10/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/28/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27