This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25020-DJ

Karen Johnson Davidson County
Batch# 1361633 DEEDWARR
12/23/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20251223-0102296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2025.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron J. Shapiro 1677 54TH AVE N #134 NASHVILLE TN 37209	Bank of America, N.A. 4500 Amon Carter Boulevard MS: TX2-981-03-21 Fort Worth, TX 76155	91-3-1B-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patrick Wilson Cherry, Trustee and Olesia Cherry, Trustee of the Cherry Living Trust dated June 15, 2022,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron J. Shapiro, unmarried** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within the bounds of Davidson County, Tennessee, being Unit 134, together with the appurtenant common elements of Silo West Nashville Master Condominium, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the 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 in Instrument No. 20220823-0094974, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; and all easements, rights and interest 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 buildings thereof. Reference is hereby made to the site-plan of Silo West Nashville attached Exhibit to said Declaration, as amended; see also boundary plat - Final Subdivision Plat and Unified Plat of Record, R. Manuel – Centennial, Phase II, of record in Instrument No. 20180621-0059910, said Register's Office, to which site-plan and boundary plat references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Patrick Wilson Cherry and Olesia Cherry, Trustees of the Cherry Living Trust dated June 15, 2022, and any amendments thereto by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, dated September 27, 2022, recorded September 29, 2022, in Instrument No. 20220929-0107641, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1677 54th Avenue North, #134, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of December, 2025.

GRANTOR:

The Cherry Living Trust dated June 15, 2022

By: _____
Patrick Wilson Cherry, Trustee

By: _____
Olesia Cherry, Trustee

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Riverside)

On December 12, 2025, before me, Jill A Collini, a Notary Public, personally appeared Patrick Wilson Cherry and Olesia Cherry who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JILL A. COLLINI
COMM. #2498112
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires: SEPT 17, 2028

(seal)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

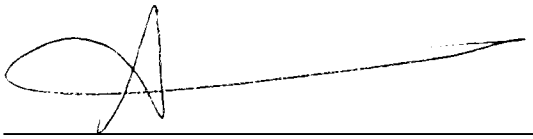
WITNESS my hand and official seal.

_____
Notary Public

202512230102296

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12/18/2025.



Affiant Signature — Date: 12/18/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/18/2025.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal