WARRANTY DEED

Karen Johnson
Batch # 1400145
04/01/2026 11:39:21 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20260401-0025881

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lilly Marie Silverman	Eustis Mortgage Corporation	19-13-101
(NAME)	(NAME)	
219-B Connell Street	1477 Louisiana Avenue, Ste 101	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	New Orleans, LA 70115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260366

For and 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, **Jason I. Silverman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lilly Marie Silverman, an unmarried woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the easterly 50 feet of Lot No. 11 on the map showing Subdivision of R.A. Cartwright's Heirs Land in Goodlettsville, Tennessee, as shown on plat of record in Plat Book 421, pages 144-145, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said part of Lot No. 11 fronts 50 feet on the southerly side of Connell Street and runs back between parallel lines 150 feet to a point and is known as 219-B Connell Street.

BEING the same property conveyed to Jason I. Silverman and Blanca L. Silverman, as joint tenants with right of survivorship by Warranty Deed from William Lovell Bohannon Jr. and wife, Brenda M. Bohannon, dated 09/22/2004 and filed of record in Inst. No. 20041007-0121473, Register's Office for Davidson County, Tennessee. The said Blanca L. Silverman having died on or about 10/03/2024, leaving the said Jason I. Silverman the surviving tenant by the entirety and sole owner of said land.

Unimproved ☐

This is improved ☒ property, known as 219-B Connell Street, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of March, 2026

Jason I. Silverman

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason I. Silverman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of March, 2026.

Notary Public
My Commission Expires: 4/26/26

