Karen Johnson
Batch # 1416815
05/06/2026 01:59:05 PM
Fees: $13.00 Taxes: $2,090.50

Davidson County
DEEDWARR
2 pgs

20260506-0040898

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $565,000.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2026.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

Notary Public
My commission expires: 02/03/2030

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Cory Stott 2021 Beech Ave #7 Nashville, TN 37204	Same as Owner	105-10-0T 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT SILVERBERG AND ANNA I. SILVERBERG, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to John Colbert Stott and Barbara Dutton Stott, husband and wife and John Cory Stott, a single man, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 7, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Beech Place, a Townhouse Planned Unit Development of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 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 Scott Silverberg and Anna I. Silverberg, husband and wife, by deed dated 11/09/2020, from Scott Silverberg and Anna Silverberg, husband and wife, of record in Instrument No. 20201112-0133175, Register's Office for said County.

Also being the same property conveyed to Scott Silverberg and Anna Silverberg, husband and wife, by deed dated 10/04/2019, from Beech 7 Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191008-0103135, Register's Office for said County.

Scott Silverberg signed on behalf of Anna L. Silverberg via Power of Attorney, of record in Instrument No.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2021 Beech Ave #7, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SS SS
30th April

Witness my hand this the ~~1st~~ day of ~~May~~, 2026.

Scott Silverberg

Anna I. Silverberg by Scott Silverberg, her Attorney-in-Fact as attorney in fact

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Silverberg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~1st~~ 30th day of ~~May~~ April, 2026.

My commission expires: 3/8/2027

Notary Public

ANNETTE METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME0002508
Qualified in Suffolk County
Commission Expires March 8, 2027

STATE OF New York
COUNTY OF Suffolk

On this 30th day of April, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared Scott Silverberg with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anna I. Silverberg, by Specific Power of Attorney dated April 23, 2026, and who acknowledged that he executed the same as the free act and deed of Anna I. Silverberg.

Witness my hand and official seal this 30th day of April, 2026.

My Commission Expires:

3/8/2027

Notary Public

ANNETTE METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME0002508
Qualified in Suffolk County
Commission Expires March 8, 2027