Karen Johnson Davidson County
Batch# 1428015 DEEDWARR
06/04/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260604-0050613

WARRANTY DEED

File #26-DW-1677-425

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ~~ACTUAL CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/24/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jolie Uzelac and Kristi Uzelac	PennyMac Loan Services LLC	
(NAME)	(NAME)	**091 03 1B 425.00**
1677 54th Avenue North, #425	1761 E. Saint Andrews Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Santa Ana CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN **DOLLARS, cash in hand, paid by the hereinafter named** Grantee(s), and other good and valuable consideration, the receipt of which is **hereby acknowledged,**

ALEXANDRA LOY, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have b**argained and sold, and by these presents do/does transfer** and convey unto

JOLIE UZELAC, AN UNMARRIED WOMAN AND KRISTI UZELAC, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her**/its/their heirs, successors and assigns, that certain tra**ct or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE, described as follows, to wit:**

Land in Davidson County, Tennessee, be**ing Unit 425, together with common areas, as established** by Declaration of Covenants, Conditions and Restrictions for SILO WE**ST NASHVILLE MASTER CONDOMINIUM, a Horizontal P**roperty Regime with Private Elements of record as Instrument No. 20**200915-0105204, as amended in Instrument No. 20211026-**0143658, Instrument No. 20220803-0088689 and Instrument No. **20220823-0094974 and being shown on Plat attached there**to as Exhibit "B", in the Register's Office for Davidson County, T**ennessee, to which Plan reference is hereby made for a mor**e complete description of the property.

Being the same property conveyed to Alex**andra Loy, a single woman, by Warranty Deed from Silo** West Nashville, LLC, a Tennessee Limited Liability Company, of re**cord in Instrument No. 20220805-0089142, in the Registe**r's Office of Davidson County, Tennessee, dated August 04, 2022 and recorded on August 05, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL – CENTENNIAL, as recorded in Instrument No. 20170221-0017490.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL – CENTENNIAL PHASE II, as recorded in Instrument No. 20180621-0059910.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as supplemented in Instrument No. 20190611-0056002, as amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974 .
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633; Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287.
* Easement for Electric Power, recorded in Instrument No. 20190308-0021263.
* Easement recorded in Instrument No. 20211207-0161834.

* Charter for Silo Bend Owner's Association, Inc., recorded as Instrument No. 20180703-0064672.
* Charter for Silo Bend Homes Association, Inc., recorded as Instrument No. 20180711-0067119.
* Common Open Space Deed recorded as Instrument No. 20230330-0023132.
* Rules and Regulations for Silo West Nashville Owners' Association, Inc., recorded as Instrument No. 20250411-0027138.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1677 54th Avenue North, #425, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 1st day of June, 2026.

Alexandra Loy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2026, before me personally appeared Alexandra Loy, 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 1st day of **June, 2026.**

Notary Signature
My commission expires:

JOHN M. BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 1. 2026

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606040050613