WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF ~~TENNESSEE~~ WI
COUNTY OF Dane

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Bryce S Mancheski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-29 (AFFIX SEAL)

Steven Andrew Adams
Notary Public
State of Wisconsin

Karen Johnson
Batch # 1445814
07/14/2026 10:04:10 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20260714-0063320

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).:
Adrian Thomas	New Owner	91-3-1B-232
(NAME)	(NAME)	
1677 54th Avenue North, Unit 232		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260793

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, **Bryce S. Mancheski, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adrian Thomas,** 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:

an unmarried man

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

Being Unit 232, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Inst. Nos. 20200915-0105204; amended in Inst. Nos. 20211026-0143658; 20220803-0088689 and 20220823-0094974, as shown on Plat attached thereto as Exhibit B in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bryce S. Mancheski, an unmarried man, by Warranty Deed from Thomas Joseph Pratt Van Zandt and Marion Warfield, a married couple, dated 02/13/2023 and filed of record in Inst. No. 20230215-0011016, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Silo West Nashville and filed of record in Inst. No. 20200915-0105204; amended in Inst. Nos. 20211026-0143658; 20220803-0088689 and 20220823-0094974, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Declaration of Covenants, Conditions and Restrictions of record in Inst. Nos. 20180627-0062234; 20190611-0056096; 20200131-0011796, Register's Office for said County.

Covenants, conditions, and restrictions as set forth in Notice of Land Use Restrictions recorded in Inst. Nos. 20160811-0083633 and 20171106-0114060, Register's Office for said County.

Covenants, Conditions and Restrictions of record in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Inst. Nos. 20171211-0125932; 20180502-0041506; 20180502-0047890, 20180719-0070539 and 20200221-0019287, Register's Office for said County.

Utility Easement of record in Inst. No. 20190308-0021263, Register's Office for said County.

Right-of-way easement appearing of record in Inst. No. 20211207-0161834, Register's Office for said County.

Easement appearing of record in Book 1237, page 141 and Assignment of Rights of record in Inst. No. 20130204-0011240, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1677 54th Avenue North, Unit 232, Nashville, TN 37209
(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 8th day of July, 2026

Bryce S Mancheski
Bryce S. Mancheski

STATE OF WISCONSIN)
COUNTY OF Dane)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bryce S. Mancheski, 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 8th of July, 2026.

Notary Public
My Commission Expires: 3.20.29

Steven Andrew Adams
Notary Public
State of Wisconsin