Karen Johnson Davidson County
Batch# 1451256 DEEDWARR
07/23/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260723-0067032

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-41152-26

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/12/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of July, 2026

NOTARY PUBLIC

My commission expires: 3/12/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Wise and Johnathan Joyce 2501B N. 16th St. Nashville TN 37206	Same address as new owner New Owner Same	072 14 1M 002.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($485,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MILES JORDAN SILVERSTEIN, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HANNAH WISE AND JOHNATHAN JOYCE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants. Conditions and Restrictions for 2501 16th Street, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record as Instrument No. 20170112-0003971 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 mode for a more complete description of the property.

Being the same property conveyed to Miles Jordan Silverstein by Warranty Deed from Rajesh Nair, married, filed for record October 9, 2018 in Instrument No 20181009-0099989, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2501B North 16th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of July, 2026

GRANTOR(S)

Miles Jordan Silverstein

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Montgomery

Personally appeared before me, a Notary Public, Miles Jordan Silverstein, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of July, 2026

Notary Public

Marjorie H Berger
Printed Notary Name

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Marjorie H Berger, Notary Public
Montgomery County
My Commission Expires 8/5/2028
Commission # 1010673

Tennessee Certification of Electronic Document

I, Desiree Salama, 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 7/20/26 (date of document).

Affiant Signature

7/23/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY