Karen Johnson Davidson County
Batch# 1455928 DEEDWARR
08/05/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260805-0072151



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **490,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
River Run Estate LLC	New Owner	105-01-1Y-411-00
(NAME) 1014 16th Avenue South, #411	(NAME) **119 Timber Cove**	
(ADDRESS) Nashville, TN 37212	(ADDRESS) **Loveland, OH 45140**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

JOHN F. PATE, JR., AND DARICE SILVESTRO, A MARRIED COUPLE, AND GEOFFREY PATE, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RIVER RUN ESTATE LLC, AN OHIO LIMITED LIABILITY COMPANY,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 411 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record as Instrument No. 20240304-0014936, as amended by the First Amendment recorded as Instrument No. 20240625-0047065, and as amended by the Second Amendment recorded as Instrument No. 20240711-0052228, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John F. Pate, Jr., and Darice Silvestro, a married couple, and Geoffrey Pate, a single person, as joint tenants with rights of survivorship by Deed dated July 3, 2024 from Harold & Owen LLC, a Tennessee limited liability company, recorded July 9, 2024, in Instrument Number 20240709-0051212, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1014 16th Avenue South, #411, Nashville, TN 37212

LT&E File #23442

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of July, 2026

John F. Pate, Jr.

Darice Silvestro

Darice Silvestro

Geoffrey Pate by JB, Attorney-In-Fact

Geoffrey Pate by John F. Pate Jr., Attorney-In-Fact

Please reference POA recorded under Instrument # 20260804-0071681 in Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2026, before me personally appeared John F Pate, Jr., John F. Pate Jr. and Darice Silvestro, 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 31st day of July, 2026.

Notary Signature
My commission expires: 9/26/29

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **John F. Pate, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Geoffrey Pate** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Geoffrey Pate.**

Witness my hand and official seal this 31st day of July, 2026

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN

Notary Public
MY COMMISSION EXPIRES: 9/26/29

LT&E File #23442

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 _____

Affiant Signature

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this _____ day of _____, 20___.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY