Karen Johnson Davidson County
Batch# 1472659 DEEDWARR
09/15/2026 11:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260915-0085631

# WARRANTY DEED

**MAIL RECORDED DEED TO:**

ALICIA KENNEBECK
CUCINELLI GEIGER PC
10474 ARMSTRONG STREET
FAIRFAX, VA 22030

**OWNER (SEND TAX BILLS TO):**

MARK JOHNSON, TRUSTEE
MASODA SULTANA, TRUSTEE
25815 PRIESTERS POND DRIVE
CHANTILLY, VA 20152

FOR NO CONSIDERATION ($0.00), MASODA SULTANA, a married woman, joined by her spouse, MARK D. JOHNSON (herein, "Grantor"), whose address is 25815 Priesters Pond Drive, Chantilly, VA 20152, hereby sells, transfers and conveys to MARK JOHNSON AND MASODA SULTANA, TRUSTEES, or any successors in trust, under the MARTANA TRUST dated September 3, 2026 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 25815 Priesters Pond Drive, Chantilly, VA 20152, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1677 54th Avenue North, #317, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.***

PIN NO: 091-03-1B-317.00-CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 3rd day of September, 2026.

**GRANTOR:**

Masoda Sultana

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Masoda Sultana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

[Affix Notary Seal]

VALERIE B. GEIGER
NOTARY PUBLIC
REG. # 360444
MY COMMISSION EXPIRES
7/31/2028
COMMONWEALTH OF VIRGINIA

Valerie B. Geiger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07-31-2028

**GRANTOR:**

Mark D. Johnson

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark D. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

[Affix Notary Seal]

VALERIE B. GEIGER
NOTARY PUBLIC
REG. # 360444
MY COMMISSION EXPIRES
7/31/2028
COMMONWEALTH OF VIRGINIA

Valerie B. Geiger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07-31-2028

**OATH OF CONSIDERATION**

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The actual consideration for this transfer is $0.00. This is a transfer to a Revocable Living Trust.

**Grantee:**

Martana ~~Trust~~ dated September 3, 2026

Masoda Sultana, Trustee

Subscribed and sworn to under oath before me, this 3rd day of September, 2026 by Masoda Sultana, as Trustee of Martana Trust dated June 30, 2026.

[Affix Notary Seal]

VALERIE B. GEIGER
NOTARY PUBLIC
REG. # 360444
MY COMMISSION EXPIRES
7/31/2028
COMMONWEALTH OF VIRGINIA

Valerie B. Geiger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07.31.2028

**Grantee:**

Martana Trust dated September 3, 2026

Mark Johnson, Trustee

VALERIE B. GEIGER
NOTARY PUBLIC
REG. # 360444
MY COMMISSION EXPIRES
7/31/2028
COMMONWEALTH OF VIRGINIA

Subscribed and sworn to under oath before me, this 3rd day of September, 2026 by Mark Johnson, as Trustee of Martana Trust dated June 30, 2026.

[Affix Notary Seal]

VALERIE B. GEIGER
NOTARY PUBLIC
REG. # 360444
MY COMMISSION EXPIRES
7/31/2028
COMMONWEALTH OF VIRGINIA

Valerie B. Geiger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07.31.2028

## EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennesssee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit 317, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689, 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.**

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 202503190019660, on Markh 19, 2025.

**PIN NO:** 091-03-1B-317.00-CO

**STREET ADDRESS:** 1677 54th Avenue North, #317, Nashville, TN 37209

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# CERTIFICATE OF AUTHENTICITY

**(Tennessee E-Recording Affidavit for Original Document)**

I, ***DORENE J. ROYAL*****,** do hereby certify that I am a licensed attorney or the custodian of the original version of the electronic document attached hereto and submitted herewith for electronic recording.

I further certify under oath that the attached electronic document is a true, exact, and complete copy of the original document executed on the 3rd day of September, 20 26, which original document contains the original signatures and notary acknowledgments required for recording under Tennessee law.

Dorene J Royal
Affiant Signature

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

**NOTARY PUBLIC ACKNOWLEDGMENT**

Subscribed and sworn to (or affirmed) before me on this 11th day of September, 20 26, by ***DORENE J. ROYAL,*** who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Place Seal Here)

Janna M. Lindstrom
Notary's Signature
Printed Name: Janna M. Lindstrom
My Commission Expires: May 11, 2027

JANNA M. LINDSTROM
Notary Public - State of Florida
Commission # HH 397631
My Comm. Expires May 11, 2027
Bonded through National Notary Assn.