Karen Johnson Davidson County
Batch# 1483053 DEEDWARR
10/12/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20261012-0093398

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $279,500.00<br>Affiant<br><br>Subscribed and sworn to before me, this the 2nd day of October, 2026.<br>Notary Public<br><br>My commission expires: 11/5/29 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Matthew B. LaSota, Trustee of Matthew B. LaSota Trust dated December 23, 2021 | New Owner(s) | 091-03-1B-109.00-CO |
| 12807 Skyline Drive | | |
| Plainfield, IL 60585 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH C. PATITO, AN UNMARRIED MAN, AND AMIR ATEFI, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW B. LASOTA, TRUSTEE OF MATTHEW B. LASOTA TRUST DATED DECEMBER 23, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 109 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.

Being the same property conveyed to Joseph Patito, single and Amir Atefi, married, as tenants in Common by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221003-0108801 Register's Office for Davidson County, Tennessee, dated September 28, 2022 and recorded on October 03, 2022.

Being a portion of the same property conveyed to Kiowa Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Joseph C. Patito and Amir Atefi of record in Instrument No. 20230221-0011905 Register's Office for Davidson County, Tennessee, dated January 16, 2023 and recorded on February 21, 2023.

Being a portion of the same property conveyed to Joseph C. Patito and Amir Atefi, as tenants in common by Quitclaim Deed from Kiowa Partners, LLC, a Tennessee Limited

Liability Company of record in Instrument No. 20231218-0097092 Register's Office for Davidson County, Tennessee, dated December 11, 2023 and recorded on December 18, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1677 54th Avenue North #109, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2026.

Joseph C. Patito by Loy Carney Attorney In Fact

**Joseph C. Patito by Loy Carney, his Attorney-In-Fact**

Amir Atefi by Loy Carney Attorney In Fact

**Amir Atefi by Loy Carney, his Attorney-In-Fact**

POA of record in instrument number 202610120093396 RODCT

POA of record in instrument number 202610120093397 RODCT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Loy Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Joseph C. Patito and Amir Atefi and that he/she is authorized by Joseph C. Patito and Amir Atefi to execute this instrument on his/her behalf.

Witness my hand and seal this 2nd day of October, 2026.

Jodi Jackson

Notary Public

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**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 10-2-26

Affiant Signature

8th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

