Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By and Return To:
Brightline Title, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

Karen Johnson Davidson County
Batch# 317701 DEEDWARR
11/20/2019 09:21:36 AM 4 pgs
Fees: $23.00 Taxes: $980.13
20191120-0119742

File No.: LTN19-61412P

Property Appraiser's Parcel I.D. Number:
072 10 1A 097.00

WARRANTY DEED

THIS WARRANTY DEED dated this 31st day of October, 2019, by David A. Jahns, unmarried (the "Grantor"), to Matthew C. Podolak, unmarried, whose post office address is 16240 Mumbai Place, Dulles VA 20189 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of Two Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($264,900.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of DAVIDSON, State of Tennessee, viz:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, UNIT A3013, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOLO EAST, A CONDOMINIUM OF RECORD AT INSTRUMENT NO. 20160729-0078558, AS AMENDED IN INSTRUMENT NO. 20160818-0086606 AND 20161121-0122822, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel ID: 072 10 1A 097.00 THIS BEING THE IDENTICAL PROPERTY CONVEYED BY HARPETH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO DAVID A. JAHNS, SINGLE MAN BY DEED FILED 03/28/2017 IN THE DAVIDSON COUNTY OFFICIAL RECORDS IN INSTRUMENT: 20170328-0030220

Commonly known as 1118 Litton Avenue, Unit 313, Nashville, TN 37216 However by showing this address no additional coverage is provided

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: **2019.**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

David A. Jahns

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

State of TN
County of Davidson

The foregoing instrument was acknowledged before me this 31 day of October, 2019 by David A. Jahns, [ ] who is/are personally known to me or [✓] who has/have produced TN Driver Lic (type of identification), as identification.

Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/07/2020
Notary Seal

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is. $264,900.00

AFFIANT

Subscribed and sworn to before me, this 31st day of October, 2019.

NOTARY PUBLIC
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Property address: 1118 Litton Avenue Unit 313 Nashville TN 37216

Name/Adress of New Owner: Matthew C. Podolak, 16240 Mumbai Place, Dulles, VA 20189

Send Tax Bills to: New Owner