Name and Address of New Owner:
Emiko M. Borne and Catherine M. Borne
1122 Litton Avenue #309
Nashville, TN 37216

Send Tax Bills To:
Movement Mortgag, LLC TN #112748
8024 Calvin Hall, Rd.
Indian Land, SC 29707

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-10-1-A01-80-0CO

Karen Johnson Davidson County
Batch# 375067 DEEDWARR
03/19/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200319-0030537

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ross Schilling, single** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emiko M. Borne, a single woman and Catherine M. Borne, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land situated in Davidson County, Tennessee, Unit B3009, 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 Registers 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.

Being a portion of the same property conveyed to Ross Schilling, a single man, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, recorded on May 20, 2017, of record Instrument No. 20170620-0062113, in the Register's Office for Davidson County, Tennessee,

This is improved property known as 1122 Litton Avenue, Unit 309, Nashville,Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2020.

Ross Schilling (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2020, before me personally appeared Ross Schilling, 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 19th day of March, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 19th day of March, 2020.

Notary Public
My commission expires: 5/5/20
File No. 2020-996

202003190030537

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.