This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5246

Karen Johnson Davidson County
Batch# 379132 DEEDWARR
03/30/2020 09:54:24 AM 2 pgs
Fees: $13.00 Taxes: $813.63

20200330-0033779

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2020

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Namri Noel Vera 1122 Litton Avenue Unit 313, Nashville, TN 37216	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	072-10-1A-024.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Michele S. Baik, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Namri Noel Vera, unmarried**, 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 situated in Davidson County, Tennessee, Unit No. B3014, 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, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, 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.

Being the same property conveyed to Michele S. Baik, a single woman by Warranty deed from Jon B. Wilson, Jr. and Mona R. Wilson, husband and wife of record in Instrument No. 20171214-0127408 Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 14, 2017.

This is ☒ improved or ☐ unimproved property located at: **1122 Litton Avenue, Unit 313, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21ST MB day of March, 2020.

GRANTOR:

03/21/2020

Michele S. Baik

STATE OF NY
COUNTY OF Queens

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michele S. Baik, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21ST MB day of March, 2020.

ERIC V. ARGUELLES
Notary Public, State of New York
Qualified in Queens County
Reg # 01AR6252642
My Commission Expires 12-12-2023

Notary Public
My Commission expires: 12-12-2023