WARRANTY DEED

Karen Johnson Davidson County
Batch# 386314 **DEEDWARR**
04/15/2020 02:10:58 PM 2 pgs
Fees: $13.00 Taxes: $769.60

20200415-0039538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 424 Church Street, Suite 2000, Nashville, TN 37219

File No.: TN-NAS-200075-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mason Randolph Edwards	Guaranteed Rate, Inc.	072-10-1A-086.00-CO
(NAME) 1118 Litton Avenue	(NAME) 3940 N. Ravenswood	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Chicago, Illinois 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JARON R. BYRUM, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MASON EDWARDS, AN UNMARRIED MAN, AND GEORGE R. EDWARDS AND ZAMIRA L. EDWARDS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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 A1010, 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 Jaron R. Byrum, married man, by Warranty deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170710-0069381 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017. Pursuant to the Final Decree of Divorce between Jaron R. Byrum and Chelsea Anne Byrum, n/k/a Chelsea Anne Miller, entered on June 1, 2018 in Case No. 18D394 in the Third Circuit Court for Davidson County, Tennessee, Chelsea Anne Byrum, n/k/a Chelsea Anne Miller, was divested of all right, title, and interest in the subject property and all right, title, and interest in the subjct property was vested solely in Jaron R. Byrum. A certified copy of said Final Decree of Divorce is recorded herewith at Instrument No. 20200415-0039537

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS BPFD 1118 LITTON

unimproved ☐
This is improved ☒ property, known as 1118 Litton Avenue, Unit 110, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
Witness our hands this 10th day of April, 2020.

Jaron R. Byrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2020, before me personally appeared Jaron R. Byrum to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of April, 2020.

Commission Expires: 7/6/2020

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020