Return to:
This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9461-LV

Karen Johnson Davidson County
Batch# 502940 DEEDWARR
10/29/2020 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201029-0125498

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Ibitola Asaolu
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ibitola Asaolu<br>7277 Charlotte Pike, Unit 222<br>Nashville, TN 37209 | New owner at property address | 114-8-C-45.00 |

## 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 consideration, the receipt of which is hereby acknowledged, I/we, **Charles Solomon and Carolyn Solomon, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ibitola Asaolu, unmarried woman**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 42, together with the appurtenant common elements of West Park, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541; as amended and supplemented in Instrument No. 20041221-0151636; Instrument No. 20050222-0018812; and in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of West Park, Phase 2, attached as exhibit to said Declaration, as amended. Reference is also made to boundary plan of Final Plat, West Park, Phase 2, of record in Instrument No. 20041112-0136248, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Park, Phase 2, provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan and boundary plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Charles Solomon and Carolyn Solomon, husband and wife by Warranty Deed from Glen Hughes, a married person, dated August 5, 2016, recorded August 9, 2016, of record in Instrument No. 20160809-0082628, Register's Office for Davidson County, Tennessee.

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 23rd day of October, 2020.

GRANTOR:

Charles Solomon

Carolyn Solomon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Solomon and Carolyn Solomon, 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 23rd day of October, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____



202010290125498

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022