Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Karen Johnson Davidson County Batch# 543981 DEEDWARR 12/31/2020 12:50:16 PM 2 pgs Fees: $13.00 Taxes: $1,664.63 20201231-0155132	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $449,900.00 KB Affiant Subscribed and sworn to before me, this 30TH day of DECEMBER 2020, _____. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alec Sole **Hanna Sole**	NEW OWNER	**090110F00100CO**
519A Basswood Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nathan/Dale Stoops Real Estate, LLC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alec Sole and Hanna Sole, Husband and Wife

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 519 Basswood Avenue, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 519 Basswood Avenue, of record in Instrument No. 20191119-0119402, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being a portion of the same property conveyed to Nathan/Dale Stoops Real Estate, LLC., by Warranty Deed from Michael Lee and Elizabeth Lee, husband and wife and Brian Chester, dated November 19, 2019, of record in Instrument No. 20191119-0119401, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 519A Basswood Ave, Nashville, TN 37209.

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 in 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.

Nathan/Dale Stoops Real Estate, LLC

_____ Date: 12-30-2020
By: Nathan Stoops, Authorized Signor and Member

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Nathan Stoops** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Authorized Signor and Member of Nathan/Dale Stoops Real Estate, LLC and that he is authorized by Nathan/Dale Stoops Real Estate, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER