This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-10114-kp

Karen Johnson Davidson County
Batch# 553065 DEEDWARR
01/13/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $828.43
20210113-0005651

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $223,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2021.

Notary Public
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Alexander Chapman 1122 Litton Avenue #303 Nashville, TN 37216	New Owner	072 10 1A 006.00

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, **Marina Hansen and Prateek Kumar, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Alexander Chapman, a single man**, 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 B3002, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as being amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's office of Davidson county, 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 Marina Hansen, Unmarried Woman, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170814-0083379, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017 and recorded on August 14, 2017.

Prateek Kumar joins the execution of this document to convey any and all rights he may have to this property by virtue of his marriage to Marina Hansen.

This is ☒ improved or ☐ unimproved property located at: **1122 Litton Avenue #303, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 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 8th day of January, 2021.

GRANTOR:

Marina Hansen

Prateek Kumar

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marina Hansen and Prateek Kumar, 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 8th day of January, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021