Karen Johnson Davidson County
Batch# 576186 DEEDWARR
02/24/2021 08:17:51 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210224-0022608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrystina Bigelow	New Owner	08110032900
(NAME)	(NAME)	
1619 24th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

NICOLE CHRISTINE SOLARO AND REX FITZGERALD,

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

CHRYSTINA BIGELOW, AN UNMARRIED WOMAN,

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 part of Lot No. 19 on the Subdivision of the Georgia Industrial Reality Co. North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly side of 24th Avenue, North 50 feet South of the Northeast corner of said Lot No. 19, and running thence Southerly 5 feet; thence at right angles parallel to the dividing line between Lots Nos. 19 and 20 on said Plan, a distance of 150 feet to a point; thence Northerly 50 feet; thence Easterly and parallel with the dividing line between said Lots Nos. 19 and 20, a distance of 150 feet, to the point of beginning.

Being the same property conveyed to Nicole Christine Solaro by Deed of Correction dated January 17, 2019 from Home Capital, LLC, a Tennessee Limited Liability Company, recorded January 17, 2019, in Instrument Number 20190117-0005143, in the Official Records of Davidson County, Tennessee. Said property being further conveyed to Nicole Christine Solaro and Rex Fitzgerald, recorded 2·24·21 in Instrument Number 20210224-0022607 the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #17572

This *Improved* property is commonly known as: 1619 24th Avenue North, Nashville, TN 37208

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 my/our hand(s) this 17th day of February, 2021

Nicole Christine Solaro

Rex Fitzgerald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of February, 2021, before me personally appeared Nicole Christine Solaro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2021.

Notary Signature
My commission expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY