Karen Johnson Davidson County
Batch# 580126 DEEDWARR
03/01/2021 09:48:40 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210301-0025147

Box 14
G34246-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of February, 2021. Notary Public My commission expires: Jan. 3, 2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jenna Kravitz	**Movement Mortgage, LLC**	**072-10-1-A-030.00co.**
1122 Litton Ave #315	**8024 Calvin Hall Road**	
Nashville, TN 37216	**Indian Land, SC 29707**	

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

Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Living Trust 2019 U/A/D October 9, 2019

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

Jenna Kravitz, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B3016, as specified on the Condominium Plat shown in the First Amendment to Declaration of Condominium for Solo East, a Condominium, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Condominium for Solo East, a Condominium Development, of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-008660, Instrument No. 20161121-0122822, and further amended in Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B" to the First Amendment, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Condominium Plat for placement of Units, as shown on Exhibit "B" to the First Amendment to Declaration of Condominium for Solo East, a Condominium of record in Instrument No. 20160818-0086606, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Trust 2019, U/A/D October 9, 2019, by Warranty Deed from Bernard G. Gamboa, a single man of record in Instrument No. 20191017-0106517, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown on the First Amendment to the Declaration of Condominium for Solo East, a Condominium, as Exhibit "B" of record in Instrument No. 20160818-0086606, and subject to all matters set forth therein.**

2) **Declaration of Condominium for Solo East, a Condominium of record in Instrument No.20160729-0078558, and as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, and further amended in Instrument No. 20170320-0027135, said Register's Office.**

3) **Charter of Solo East Condominium Association, Inc. of record in Instrument No. 20160729-0078558, as Exhibit "C" to Declaration and of record in Instrument No. 20160728-0078070, said Register's Office.**

4) **All matters shown on the Plan of record in Plat Book 547, Page 177 and in Instrument No. 20160330-0030247, said Register's Office.**

5) **Perpetual Easement for Ingress and Egress of record in Book 4031, Page 423,said Register's Office.**

6) **Right of Way Easement as set out in the Deed of record in Book 4255, Page 503,said Register's Office.**

7) **Easement and Right of Entry Agreement of record in Book 10262, Page 40, said Register's Office.**

8) **Fence and Drive Encroachment as stated in the Deed of record in Book 6379, Page 677, said Register's Office.**

9) **Grant Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20111206-0095088, said Register's Office.**

10) **Declaration of Easements of record in Instrument No. 20140611-0051056, said Register's Office.**

11) **Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20170324-0028986, said Register's Office.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1122 Litton Ave #315, Nashville, TN 37216

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 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 25th day of February, 2021.

Eug H Bes, Trustee

Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Living Trust 2019 U/A/D October 9, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Living Trust 2019 U/A/D October 9, 2019,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON