This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RFH-21-1118

Karen Johnson Davidson County
Batch# 607000 DEEDWARR
04/05/2021 03:07:21 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20210405-0044320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $207,500.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.09.2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Drachel F. Pereira, Denzil C. Pereira and Morrisa J. Pereira 1118 Litton Avenue, # 114 Nashville, TN 37216	Churchill Mortgage Corporation 1749 Mallory Lane, Ste. 100 Brentwood, TN 37027	072-10-1A-098.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELVIS DZAFIC, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DRACHEL F. PEREIRA, UNMARRIED AND DENZIL C. PEREIRA AND MORRISA J. PEREIRA, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A1014 of Solo East, a Condominium, a Condominium Development established pursuant to the provision 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 the Declaration of Condominium establishing Solo East, a Condominium of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Elvis Dzafic, a single man, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated 8/25/2017 and recorded 8/29/2017 in Instrument No. 20170829-0088820, in the Register's Office of Davidson County, Tennessee.

Being also known as 1118 Litton Avenue, #114, Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1118 Litton Avenue, # 114, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31 day of March. 2021.

Elvis Dzafic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elvis Dzafic, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2021.

My commission expires: 9/13/22

Notary Public

