Karen Johnson Davidson County
Batch# 628996 DEEDWARR
05/05/2021 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $784.40
20210505-0059938

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $212,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelly Hogan	Same as New Owner	72-10-1A-89.00
(NAME)	(NAME)	
1118 Litton Ave, #111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Warranty Deed

For and in Consideration of the sum of $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 **Erika N. Raymond, an unmarried woman and Joan E. Willis, an unmarried woman,,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly Hogan**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, Unit A 1011, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at 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 of Davidson, 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 Erika N. Raymond, an unmarried woman, and Joan E. Willis, an unmarried woman, by Deed from Kathyrn Heinemann nka Kathyrn Whigham and Kenneth Whigham, wife and husband, dated 6/15/2018 of Record in Instrument Number 20180620-0059542, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1118 Litton Ave, #111, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2021.

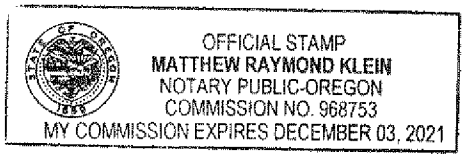
Erika N. Raymond

STATE OF Oregon
COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erika N. Raymond, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 12-3-21



Joan E. Willis

STATE OF NC
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~XXXXXX~~ Raymond and, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Joan E. Willis

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 7/2/23

BEVERLY S. KINLAW
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires July 2, 2023

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY