Karen Johnson Davidson County
Batch# 640285 DEEDWARR
05/19/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20210519-0068170

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3134

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2021

Notary Public

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

Commission Expires: 12.7.2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rafael Shinsato 1122 Litton Avenue #311 Nashville, TN 37216	CapStar Bank, 2002 Richard Jones Road, Suite 300 A, Nashville, TN 37215	072-10-1A-050.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Cayce Brasel, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rafael Shinsato, unmarried man

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 situated in Davidson County, Tennessee, Unit No. B3026, 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. 20180818-0086606,Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Registers 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 Cayce Brasel, a single woman and Christopher Brasel, a single man by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170727-0076381, Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 27, 2017.

Being the same property conveyed to Cayce Brasel, a single woman by Quitclaim deed from Christopher Brasel, a single man of record in Instrument No. 20180808-0077968 Register's Office for Davidson County, Tennessee, dated August 01, 2018 and recorded on August 08,2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1122 Litton Avenue #311, 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 and assigns forever; and we so 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.

Dated this the 13th day of May, 2021.

Cayce Brasel

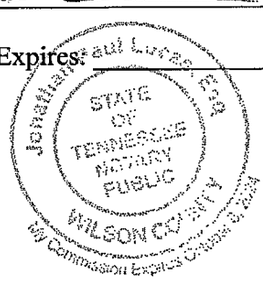
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cayce Brasel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

202105190068170