Karen Johnson Davidson County
Batch# 659480 DEEDWARR
06/18/2021 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210618-0082332

Warranty Deed

LAIKA RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-21-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 11th day of June, 2021. Notary Public My commission expires: 03/21/2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Touma	SAME New Owner(s)	072-10-1A-039.00-CO
1128 Litton Ave #121		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEAN STASNY AND ALYSSA STASNY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID TOUMA, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B1022, 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 and 20161121-0122822, 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 Sean Stasny and Alyssa Stasny, husband and wife by Warranty deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170807-0080749 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 07, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1128 Litton Avenue 121, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2021.

Sean Stasny

Sean Stasny

Alyssa Stasny by

Sean Stasny, Attorney-In-Fact

Alyssa Stasny by Sean Stasny,
Attorney-In-Fact

STATE OF MISSISSIPPI
COUNTY OF Pearl River

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sean Stasny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2021.

Sandy H Walters

Notary Public

My Commission Expires: 10/7/2024

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 91287 SANDY H. WALTERS Commission Expires Oct. 7, 2024 LAMAR COUNTY

STATE OF MISSISSIPPI
COUNTY OF Pearl River

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sean Stasny, as attorney in fact for Alyssa Stasny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2021.

Sandy H Walters

Notary Public

My Commission Expires: 10/7/2024

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 91287 SANDY H. WALTERS Commission Expires Oct. 7, 2024 LAMAR COUNTY

True Copy Certification

I, Rini Farrell Schofill 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Krystal Schuster, a notary public for this county and state, Rini Farrell Schofill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/21/2023

{Notary' Seal}

