PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 688002 DEEDWARR
07/30/2021 02:56:32 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20210730-0103020

W & I Ref: (DM) Title No.: 61967
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason Michael Stevenson 1122 Litton Avenue #219 Nashville, TN 37216	F&M 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 072101A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel F. Percey II and Nicole L. Percey, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Michael Stevenson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. B2028 of Solo East, a condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of Condominium of record in Inst. No. 20160729-0078558, amended in Inst. No. 20160818-0086606, Inst. No. 20161121-0122822 and Inst No. 20170320-0027135, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Daniel F. Percey, II and Nicole L. Percey, husband and wife, by Warranty Deed from Harpeth Development, LLC, a Tennessee limited liability company, dated June 30, 2017 and recorded on July 5, 2017 of record in Inst. No. 20170705-0067573, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Condominium of record in Inst. No. 20160729-0078558, amended in Inst. No. 20160818-0086606, Inst. No. 20151121-0122822 and Inst No. 20170320-0027135, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the Declaration of Condominium of record in Inst. No. 20160729-0078558, amended in Inst. No. 20160818-0086606, Inst. No. 20161121-0122822 and Inst No. 20170320-0027135, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Solo East Condominium Association of record in Inst. 20160728-0078070, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20151228-0130055, said Register's Office; All matters shown in Inst. No. 20160330-0030247, said Register's Office; Declaration of Easements of record in Inst. No. 20140611-0051056, said Register's Office; Easement and Right of Entry Agreement between InterMedia Partners Southeast, L.P., d/b/a InterMedia, and Litton Apartments, L. P., of record in Book 10262, page 40, said Register's Office; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20100720-0056816 and Inst. No. 20111206-0095088, said Register's Office; and Easements for Ingress and Egress of record in Book 4031, page 423 and Book 4255, page 503 and shown on the plan of record in 20160330-0030247, said Register's Office.

This is improved property, known as 1122 Litton Avenue, # 219, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised 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 FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2021.

Daniel F. Percey II **Nicole L. Percey**

State of Tennessee

County of Davidson

On this 30th day of July, 2021, before me the undersigned authority, personally appeared Daniel F. Percey II and Nicole L. Percey, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2021.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022