THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31038	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2021 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 737800 DEEDWARR
10/15/2021 01:06:05 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20211015-0139018

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffery L. Ott	New Owner	MAP
1510 B Wendell Avenue		PARCEL 073-13-0U-002.00-CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andrew F. Solinger and Emily R. Solinger, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Lee Jackson Ott and Jeffery Lee Ott, wife and husband**

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 in Davidson County, Tennessee, being Unit B, on the plan of 1510 Wendell Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, pursuant to the Horizontal Property Act of the State of Tennessee, codified at Tenn. Code Ann. 66-27-101 through 123, and being set out in Declaration of Protective Covenants, Conditions and Restrictions, of record in Instrument No. 20171109-0115730, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, including the plat which is set out as Exhibit "B", and the By-Laws of 1510 Wendell Cottages Owners Association, Inc., as set out as Exhibit D, of Instrument No. 20171109-0115730, aforesaid Register's Office.

Being the same property conveyed to Andrew F. Solinger and Emily R. Solinger, husband and wife by Warranty deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20180622-0060174 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1510 B Wendell Avenue, Nashville, TN 37206.**

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 do 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.

Witness our hand(s) this the 12 day of October, 2021.

Andrew F. Solinger

Emily R. Solinger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew F. Solinger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of October, 2021.

My Commission expires: Jan 8, 2024

Notary Public

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 12 day of October, 2021.

My Commission expires: Jan 8 2024

Notary Public

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC