THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $236,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2021.

Notary Public
My Commission Expires:

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

Karen Johnson Davidson County
Batch# 755247 **DEEDWARR**
11/15/2021 03:32:05 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20211115-0152007

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward Louis Christensen and Jason Bradley Christensen 1118 Litton Avenue Unit 115 Nashville TN 37216	CapStar Bank 2002 Richard Jones Rd, Ste 300 Nashville, TN 37215	Tax Parcel ID No. 072-10-1A-101.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Gimblette, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Louis Christensen, a married man, and Jason Bradley Christensen, an unmarried man, Tenants in Common with Right of Survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A1015 , on the Horizontal Property Regime for Solo East , as recorded in the Master Deed of record in Instrument No. 20160729-0078558, amended in Instrument No. 20160818-0086606 , Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MICHAEL GIMBLETTE, by deed from HARPETH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170411-0035485 , dated April 10, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-10-1A-101.00 CO.

Matters shown on the Plan of record in Instrument No. 20160330-0030247, said Register's Office.

Master Deed and ByLaws of record in Instrument No. 20160729-0078558, amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, said Register's Office.

Declaration of Easements of record in Instrument No. 20140611-0051056, said Register's Office.

Charter of Solo East Condominiums Association of record in Instrument No. 20160728-0078070, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170324-0028986, said Register's Office.

Perpetual Easement for Ingress and Egress of record in Book in Book 4021, page 423, said Register's Office.

Easement and Right-of-Way Agreement of record in Book 10262, page 40, said Register's Office.

Right-of-Way Easement of record in Book 4255, page 503, said Register's Office.

This is improved property located at 1118 Litton Avenue Unit 115 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2021.

Michael Gimblette by Shira Kingrey, his Attorney-in-Fact

Michael Gimblette by Shira Kingrey, his
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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, and who further acknowledged that she is the Attorney-in-Fact for Michael Gimblette and that she is authorized by Michael Gimblette to execute this instrument on his behalf.

Witness my hand, at office, this 12th day of November, 2021.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____