WARRANTY DEED

Karen Johnson Davidson County
Batch# 774308 DEEDWARR
12/15/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20211215-0165878

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 Day December 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shauna McCauley	New Owner	072-10-1-A-015.00CO
(NAME)	(NAME)	
1122 Litton Avenue, Unit 308		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Elizabeth Jane Loggins, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shauna McCauley, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situate in Davidson County, Tennessee, being Unit No. B3008, on the plan of SOLO EAST, a CONDOMINIUM, filed asExhibit to and established by Declaration of Condominium of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a morecomplete description.

Being the same property conveyed to Elizabeth Jane Loggins, an unmarried woman by Warranty Deed dated 08/28/2017 from Darin L. Cunningham, a married man of record in Instrument 201709010090339, as corrected inInstrument 201709210097104, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per boundary plat of record in Instrument 20160330-0030247, Declaration of Condominium of record in Instrument 20160729-0078558, as amended of record in Instrument20160818-0086606, Instrument 20161121-0122822, Instrument 20170320-0027135, Perpetual Easement for Ingress and Egress of record in Book 4031, Page 423, Easement of record in Book 4255, Page 503, Grant of Easement of record in Instrument 20111206-0095088, Declaration of Easements of record in Instrument 20140611-0051056, Declaration of Restrictions and Covenants for Stormwater

Facilities and Systems of record in Instrument20170324-0028986, Charter of Solo East Condominium Association of record in Instrument 20160728-0078070, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1122 Litton Avenue, Unit 308, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 day December 2021.

Elizabeth Jane Loggins

Elizabeth Jane Loggins

State of TEXAS
County of HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Jane Loggins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3 day December 2021.

Notary Public:
My Commission Expires: 03-15-2025

SAMUEL GRAY
Notary Public, State of Texas
Comm. Expires 03-15-2025
Notary ID 132973727

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 10th day of December, 2021.

Affiant Signature
Date 12/10/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

