Karen Johnson Davidson County
Batch# 804601 DEEDWARR
02/14/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220214-0016428

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

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
Wesley Ronald Wright Jr.	JP Morgan Chase Bank	072101A04700CO
(NAME)	(NAME)	
1122 Litton Avenue, Unit 306	PO Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Phoenix, AZ 85062-8420	
(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 **Margaret Jean Plotner and Ian C. Plotner, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wesley Ronald Wright Jr. and Everett Shane Talbott, a married couple**, hereinafter called the GRANTEE(S), their 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 B3025, 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, 20161121-0122822 and 20170320-0027135, in the Registers 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 Margaret Jean Plotner, a married woman by Quitclaim Deed from Margaret Jean Plotner, a married woman who acquired title as Margaret J. Rubenstein, a single woman dated 07/20/2020 and recorded 08/05/2020, of record in Instrument 202008050086483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 201603300030247; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201607290078558 and Amendment Declarations of record in Instrument 201608180086606, Instrument 201611210122822 and Instrument 201703200027135; (3) Perpetual Easement for Ingress and Egress of recorded in Book 4031, Page 423; (4) Easement recorded in Book 4255, Page 503 and Book 6379, Page 677; (5) Easement and Right of Entry Agreement of recorded in Book 10262, Page 40; (6) Grant of Easement of recorded in Instrument 201112060095088; (7) Declaration of Easements of recorded in Instrument 201406110051056; (8) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Easement of recorded in Instrument 201703240028986; (9) Limited Partnership Agreements of record in Book 7723, Page 507 and Supplemental Agreements of record in Book 8014, Page 964, Book 8383, Page 989, and Book 8408, Page 179; (10) Charter of

Solo East Condominium Association of record in Instrument 201607280078070, in the Register's Office for Davidson County, Tennessee.

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 306, 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 1st day of February, 2022.

Margaret Jean Plotner by Mark Rubenstein attorney in fact
Margaret Jean Plotner by Mark Rubenstein, Attorney in Fact

Ian C. Plotner by Mark Rubenstein, attorney in fact
Ian C. Plotner by Mark Rubenstein, Attorney in Fact

State of Tennessee
County of Williamson

On this 1st day of February, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Rubenstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Margaret Jean Plotner and Ian C. Plotner, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20220201-0011725, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of February, 2022.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certification of Recorded Documents

I, Debbie Lester, 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 February 2, 2022.

(AFFIANT) – Debbie Lester

February 2, 2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 2, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C PULK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY