Karen Johnson Davidson County
Batch# 808888 DEEDWARR
02/22/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20220222-0019729

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Taylor Williamson 1122 Litton Avenue #318 Nashville, TN 37216	New Owner	072-10-1A-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derek L. Brooks, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Taylor Williamson, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, Unit B3019, 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, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's 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.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Derek L. Brooks, unmarried by Warranty deed from Christopher Zachary, unmarried of record in Instrument No. 20170911-0093078 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 11, 2017.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record not stated herein and real property tax for 2022 and all subsequent year's, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1122 Litton Avenue, Unit 318, Nashville, Tennessee 37216.

(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of February, 2022.

_____(SEAL)
Derek L. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2022, before me personally appeared Derek L. Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2022.

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 9/8/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of February, 2022.

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 9/8/2025
File No. 2022-900

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/9/22 (date of document).

Frank Roberts

2/9/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of Feb, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

