THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

DM-BMR-22-1118-205

Karen Johnson Davidson County
Batch# 857016 **DEEDWARR**
05/17/2022 11:00:44 AM 2 pgs
Fees: $13.00 Taxes: $1,023.42
20220517-0056630

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Brock Bonetti 1118 Litton Avenue, 205 Nashville, TN 37216	new owner	072-10-1A-072-00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jordan H. Jaquess, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Brock Bonetti, a single man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit A2005**, as established in Declaration of Condominium 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 for Davidson County, Tennessee, with Plat attached as Exhibit "B" to Exhibit "A" of the First Amendment to Declaration in Instrument No. 20160818-0086606, in the Register's Office for Davidson County, all to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan H. Jaquess, an unmarried man, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated May 16, 2017 of record on May 18, 2017 , at Instrument # 20170518-0049672, Davidson County Register of Deeds.

This property commonly known as 1118 Litton Avenue, 205, Nashville, TN 37216
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 13 **day of May, 2022**:

Jordan H. Jaquess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 13 day of May, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$276,600.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OFMay, 2022:

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023