Karen Johnson Davidson County
Batch# 858299 DEEDWARR
05/18/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20220518-0057666

WARRANTY DEED

DIANA K. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #22-KA-1126-VRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Hammond and Paul Hammond	New Owner	
(NAME)	(NAME)	**072-10-1A-119-00 CO**
1126 Litton Ave		
(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 consideration, the receipt of which is hereby acknowledged, **KERRY CHAPMAN, JR., AN UNMARRIED MAN AND KERRY CHAPMAN AND CATHY J. CHAPMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN HAMMOND, AN UNMARRIED MAN, A UNDIVIDED 1/3 INTEREST, AND CARLEIGH STRATTON, AN UNMARRIED WOMAN, A UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, AND PAUL HAMMOND, A MARRIED MAN, A UNDIVIDED 1/3 INTEREST AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B1023 of Solo East Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Solo East Condominiums of record in Instrument Number 20160729-0078558, Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, and Instrument No. 20170320-0027135, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Kerry Chapman Jr, an unmarried man and Kerry Chapman and Cathy J. Chapman, husband and wife by Warranty deed from Stephanie Otte, an unmarried woman of record in Instrument No. 20200501-0045798 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 01, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 547, Page 177, Register's Office for Davidson County, Tennessee.
* Plan of record as Instrument Number 20100203-0008637, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20160729-0078558, Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 201607280078070, in the Register's Office for Davidson County, Tennessee.
* Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.
* Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of Comcast of Nashville I, LLC of record in Instrument Number 201007200056816 and in Instrument

No. 201112060095088, in the Register's Office for Davidson County, Tennessee.
* Name Change Affidavit of record in Instrument Number 20121017-0095307, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions, Covenants for Stormwater Facilities and System in of record in Instrument Number 20151228-0130055 and 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
* Declaration of Easement of record in Instrument Number 20140611-0051056, in the Register's Office for Davidson County, Tennessee.
* Perpetual Easement for Ingress/Egress of record in Book 4031, Page 423, in the Register's Office for Davidson County, Tennessee.
* Perpetual Easement 50' wide for road way of record in Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1126 Litton Avenue, #101, Nashville, TN 37216**.

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), their heirs and 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), their heirs 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/our hand(s) this the 6th day of May, 2022.

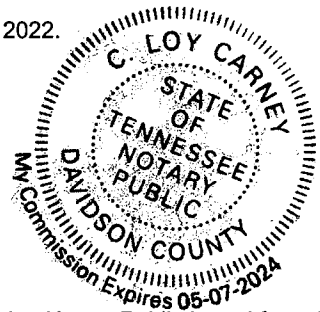
Kerry Chapman, Jr
Kerry Chapman by Kerry Chapman, Jr
Attorney-in-Fact
Kerry Chapman by Kerry Chapman, Jr, his Attorney-In-Fact
Cathy J Chapman by Kerry Chapman, Jr
Attorney-in-Fact
Cathy J. Chapman by Kerry Chapman, Jr, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared Kerry Chapman, Jr, 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 6th day of May, 2022.

Notary Signature
My commission expires:

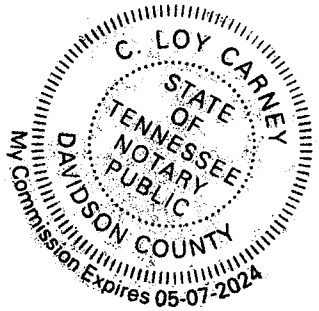


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRY CHAPMAN, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KERRY CHAPMAN and CATHY J. CHAPMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said KERRY CHAPMAN and CATHY J. CHAPMAN

Witness my hand, at office, this 6 day of May, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-6-22.

Affiant Signature

5-9-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY