Karen Johnson Davidson County
Batch# 872269 DEEDWARR
06/15/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220615-0068514

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Kenan H. Solomon and Molly Solomon
2486 Nashboro Boulevard
Nashville, TN 37217
SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South Ste 900
Nashville TN 37201

WARRANTY DEED

(Map 135-12-0E; Parcel 243.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **WILLIAM PERCY HYTCHE, III, AN UNMARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **KENAN H. SOLOMON AND MOLLY SOLOMON, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Unit No. 243, on the Plan of Phase Two, Nashboro Village, Tract No. 21, of record in Record Book 4660, Page 159; Amended in Instrument No. 20050222-0018814, and as now included in Horizontal Property Regime, Private Element, Nashboro-Fairway Point, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to William Percy Hytche III, an unmarried man, by Warranty Deed dated August 31, 2017, from Jerry D. Smith and Jessica Anzelmo, husband and wife, recorded September 5, 2017, in Instrument No. 20170905-0090692, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2486 Nashboro Boulevard, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 9th day of June, 2022.

WILLIAM PERCY HYTCHE, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Percy Hytche, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2022.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of June, 2022.

Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2022-280

Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 06-09-2022 (date of document).

Affiant Signature

06-09-2022
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County