Karen Johnson Davidson County
Batch# 878012 DEEDWARR
06/27/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220627-0072977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Cailynn Holm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.11.22
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-SRN-22-1118-213

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cailynn Holm	SWBC Mortgage Corp.	
(NAME) **1118 Litton Avenue #213**	(NAME) 9311 San Pedro # 100	**072 10 1A 096.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) San Antonio, TX 78216	
(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, **STEPHEN J. MADEIROS AND DEBBIE WADSWORTH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAILYNN HOLM, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. A2013, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominiums 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.

Being the same property conveyed to Stephen J. Maderios and Debbie Wadsworth, Husband and Wife, by Warranty Deed from John Charles Sawicki, A Single Man, of record in Instrument No. 20170614-0059874, in the Register's Office of Davidson County, Tennessee, dated June 07, 2017 and recorded on June 14, 2017.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastmoor Place, A Subdivision by B.R. Kennedy of Part of Lot Nos. 3 & 4 and all of Lot No. 5, as recorded in Book 547, Page 177 and 178.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Copperstone Village Estates Litton Ave, as recorded in Instrument No. 20100203-0008637.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 1, 2 and 3, Copperstone Village Estates, as recorded in Instrument No. 20160330- 0030247.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Solo East Condominium of record in Instrument No. 20160729-0078558, as amended by instrument(s) of record in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135; also subject to easements, rights and interests 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 building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151228-0130055, Voided and Superseded by Instrument No. 20170324-0028986.
- Easement for Ingress and Egress, recorded in Book 4031, Page 423 and Book 10262, Page 40.
- Easement for Broadband Communications, recorded in Instrument No. 20111206-0095088.
- Easement recorded in Book 4255, Page 503 and Instrument No. 20140611-0051056.
- Fence and Drive Encroachment Agreement as set forth in instrument recorded in Book 6379, Page 677.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1118 Litton Avenue #213, Nashville, Tennessee 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 13 DAY OF JUNE, 2022.

Stephen J. Madeiros

Debbie Wadsworth

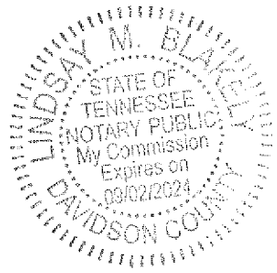
Debbie Wadsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

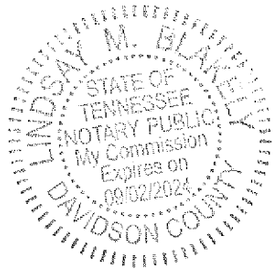


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

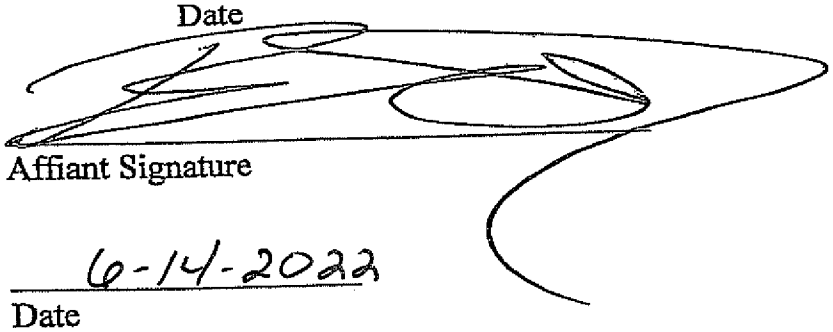


RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Blake Harris Reynolds, 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 6-13-2022.

Date



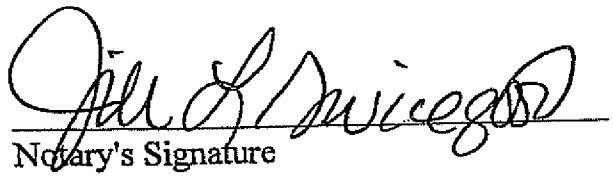
Affiant Signature

6-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of June, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

