THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042820** Karen Johnson Davidson County Batch# 942097 DEEDWARR 11/16/2022 02:55:40 PM 2 pgs Fees: $13.00 Taxes: $1,369.00 20221116-0122120	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2022. Notary Public My Commission Expires:

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Monika Witkowski 103 Evelyn Drive Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 02 0 129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alec Sole AKA Alec L. Sole and Hanna Sole AKA Hanna M. Sole, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monika Witkowski, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 and the Westerly 16 feet of Lot No. 33, as shown on the map entitled map of Subdivision of Lots No. 7-8-9 & 10 and part of 6-11-12 & 13, Cumberland Nurseries Plan, of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Alec Sole AKA Alec L. Sole and Hanna Sole AKA Hanna M. Sole, husband and wife, by Warranty Deed from C&C Residential Properties, Inc., of record in Instrument No. 20181206-0118805, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018 and recorded on December 6, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 Subdivision of Lots No 7-8-9 & 10 and Part of 6-11-12- & 13, Cumberland Nurseries Plan, as recorded in Plat Book 332, Page(s) 36.

This is improved property located at 103 Evelyn Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2022.

Alec L. Sole

Hanna M. Sole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alec L. Sole and Hanna M. Sole, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Return to:
Reedy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
2022-DM-BR-22-102