Karen Johnson Davidson County
Batch# 948007 DEEDWARR
12/05/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20221205-0126860

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

~~Actual consideration~~ or value, whichever is greater is $279,900.00.

Affiant

Subscribed and sworn before me this the 1 day of December, 2022.

Notary Public
My commission expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Michael Dickenson 1118 Litton Ave #105 Nashville, TN 37216	First Bank 722 Columbia Ave. Franklin, TN 37064	072-10-1A 071.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARIEL KAY TYNDELL, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN MICHAEL DICKENSON, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A1005 of Solo East, a Condominium, 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 Declaration of Condominium establishing Solo East, a Condominium of record in 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, 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 said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Ariel Kay Tyndell, a single woman, by Warranty Deed dated 12/02/2019, from Rachael Hankins, a single woman, of record in Instrument No. 20191204-0125221, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1118 Litton Ave #105, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1 day of December, 2022.

Ariel Kay Tyndell by Jenny West Attorney in fact
Ariel Kay Tyndell

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of December, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ariel Kay Tyndell by Specific POWER OF ATTORNEY dated 12/18/22, and who acknowledged that he executed the same as the free act and deed of Ariel Kay Tyndell.

Witness my hand and official seal this 1 day of December, 2022.

My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Karla Litney, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12.1.2022 (date of document).

Affiant Signature

12.1.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 1ST day of DECEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25