Karen Johnson Davidson County
Batch# 980396 DEEDWARR
03/14/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230314-0018418

WARRANTY DEED

MINARD-T23029

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF March, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maureen Mae Minard and Robert Scott Minard, wife and husband	NEW OWNERS	105 09 0F 002.00
1018 West Grove Avenue		
Nashville, TN 37203		

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, I/we, CURTIS SOLAR AND KAY SOLAR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MAUREEN MAE MINARD AND ROBERT SCOTT MINARD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs 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 "B" of the West Grove Townhomes, as appearing in Plat of Record in Instrument No. 20090820-0078620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Curtis Solar and Kay Solar, husband and wife by quit claim deed from Solar Properties, LLC, recorded on 03-09-2023, in Instrument No. 20230309-0017184, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Solar Properties, LLC by quit claim deed from Curtis Solar and Kay Solar dated 10-24-2014, recorded on 11-03-2014 in Instrument No. 20141103-0101030, Register's Office for Davidson County, Tennessee.

This conveyance made subject to but not limited to the following:

1. Restrictions, dedications, conditions, reservations, easements, and all other matters shown on the plat of record in Plat Book 1424, page 148 and Plat Book 57, page 147, Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1018 West Grove Avenue, Nashville, Tennessee 37203 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of March, 2023 :

Curtis Solar by Kay Solar, POA

Kay Solar

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kay Solar**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Curtis Solar**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Curtis Solar** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 13 day of March 2023.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named **KAY SOLAR**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 13th day of March, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, Holly Ray, 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 March 13, 2023.

Date

Holly Ray

Affiant Signature

March 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of March, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY