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WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3416504 ***Return to:*** Steltemeier & Westbrook, PLLC 220 Second Avenue, South Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $330,000.00. Affiant Subscribed and sworn to me, this the 4th day of April, 2023. Notary Public – Larry Westbrook My commission expires: 3/26/2025 LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Property Address: 1118 Litton Avenue, Apt. 317 Nashville, TN 37217	**Parcel ID**: 072-10-1A-109.00
Property owner: Mackenzie Devin Burke 1118 Litton Avenue, #317 Nashville, TN 37217	**Mail tax bills to:** JPMorgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, Ohio 43240

THIS INDENTURE is made effective the 4th day of April, 2023, by **David Coyle, single man,** First Parties, for the purpose of conveying the premises described herein to Mackenzie Devin Burke, a single woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Unit A3017, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended at Instrument Nos. 20160818-0086606 and 20161121-0122822, 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.

Karen Johnson Davidson County
Batch# 989838 DEEDWARR
04/10/2023 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230410-0025677

202304100025677

Being the same property conveyed to David Coyle, a single man, by Warranty Deed dated July 21, 2020 from Ross Schilling, a single man, recorded July 28, 2020at Instrument No. 202007280082485, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Solo East, of record at Instrument No. 20160729-0078558 and as amended at Instrument Nos. 20160818-0086606; 20161121-0122822 and 20170320-0027135; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20100203-0008637, Instrument No. 20160330-0030247 and in Book 547, Page 177; Subject to Charter for Solo East Condominium Association, Inc. recorded at Instrument No. 20160728-0078070; Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151228-0130055; Subject to Perpetual Easement for Ingress and Egress recorded in Book 4031, Page 423; Subject to Right-of-Way Easement recorded in Book 4255, Page 503; Subject to Easement and Right of Entry Agreement recorded in Book 10262, Page 4 and Subject to Fence and Drive Encroachment recorded in Book 6379, Page 677, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2023, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

David Coyle

STATE OF Ohio)
COUNTY OF Hamilton)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **David Coyle**, 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 SEAL AT OFFICE, in Hamilton County, this the 17th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 9-6-2026

PAIGE WALLS
Notary Public, State of Ohio
My Commission Expires
09/06/2026

his deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on April 4, 2023.

Signature – Larry N. Westbrook

Date: April 7, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of April, 2023.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY