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 $325,000.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2023.

Notary Public
My commission expires: 7/11/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 999414 DEEDWARR
05/04/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230504-0032991

WARRANTY DEED

Address of New Owner:
Jillian Sherzer
1126 Litton Ave #101
Nashville, TN 37216

Send Tax Bill to:
NEW OWNER
1126 LITTON AVE #101
NASHVILLE, TN 37216

Tax Information:
072-10-1A 119.00

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, **RYAN HAMMOND, unmarried, AND CARLEIGH STRATTON, unmarried, AND PAUL HAMMOND, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JILLIAN SHERZER, an unmarried woman,** 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. B1023 of Solo East Condominiums, 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 Master Deed establishing Solo East Condominiums of record in Instrument Number 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Ryan Hammond, an unmarried man, a undivided 1/3 interest, and Carleigh Stratton, an unmarried woman, a undivided 1/3 interest, as tenants in common with rights of survivorship, and Paul Hammond, a married man, a undivided 1/3 interest, as tenants in common, by deed dated 05/06/2022, from Kerry Chapman, Jr., an unmarried man and Kerry Chapman and Cathy J. Chapman, husband and wife, of record in Instrument No. 20220518-0057666, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1126 Litton Ave #101, 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 1st day of May, 2023.

Ryan Hammond

Carleigh Stratton

Paul Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. **Ryan Hammond, Carleigh Stratton, and Paul Hammond,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 1, 2023**.

Date

Affiant Signature

May 3, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **3** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)