Karen Johnson Davidson County
Batch# 1009225 DEEDWARR
05/31/2023 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,302.40
20230531-0040808

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37659-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $352,000.00. Affiant Subscribed and sworn to before me this 26th day of May, 2023. Notary Public My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Grace Kobin 1122 Litton Avenue #315 Nashville, TN 37216	New Owner	Map and Parcel No.: 072101A03000CO

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, Jenna Kravitz, an unmarried woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Emily Grace Kobin, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1122 Litton Avenue, Unit 315, Nashville, Davidson County, Tennessee 37216.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of May, 2023.

GRANTOR:

Jenna Kravitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenna Kravitz, 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, at office, this 26th day of May, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B3016, as specified on the Condominium Plat shown in the First Amendment to Declaration of Condominium for Solo East, a Condominium, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Condominium for Solo East, a Condominium Development, of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-008660, Instrument No. 20161121-0122822, and further amended in Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B" to the First Amendment, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Condominium Plat for placement of Units, as shown on Exhibit "B" to the First Amendment to Declaration of Condominium for Solo East, a Condominium of record in Instrument No. 20160818-0086606, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jenna Kravitz, an unmarried woman, by Warranty Deed from Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Living Trust 2019 u/a/d October 9, 2019, of record in Instrument No. 20210301-0025147, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 01, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorate and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastmoor Place, as recorded in Plat Book 547, Page 177 and 178.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 1, 2 and 3 Copperstone Village Estates, as recorded in Plat Instrument No. 20160330-0030247.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Solo East Condominium of record in Instrument No. 20160729-0078558, as amended by instrument(s) of record in Instrument No.(s) 20160818-0086606; 20161121-0122822 and 20170320-0027135; also subject to easements, rights and interests 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 building thereon.
5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6379, Page 677.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170324-0028986.
7. Easement for Ingress and Egress, recorded in Book 4031, Page 423.
8. Easement recorded in Book 4255, Page 503; Book 10262, Page 40; Instrument No. 20111206-0095088 and Instrument No. 20140611-0051056.

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/2023.

Affiant Signature – Joshua A. Terry

May 30, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 30, 2023.

Olivia Mortensen

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON