Karen Johnson Davidson County
Batch# 1027906 DEEDWARR
07/18/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20230718-0055346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: OCTOBER 2, 2023

File #23-PA-0795-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Solaka and Kelli Taylor (NAME)	Regions Mortgage (NAME)	
795 Rodney Drive (ADDRESS)	2050 Parkway office Circle (ADDRESS)	**115 13 0 026.00**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

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, **BEAU MASON AND JACQUELYN MASON, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN SOLAKA AND KELLI TAYLOR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 213 on the Plan of Section Eight, West Meade Hills of record in Book 3600, Pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 213 fronts 154.66 feet on the Westerly side of Rodney Drive and extends back 286.55 feet on the Northerly line and extends back 356.27 feet on the Southerly line to the rear, which is a broken line measuring 92.59 feet and 80.68 feet thereon.

Being the same property conveyed to Jacquelyn M. Stewart, an unmarried woman, by Warranty Deed from Monetta Lynn Higgs Furlong, unmarried, of record in Instrument No. 20110217-0013464, in the Register's Office of Davidson County, Tennessee, dated February 15, 2011, and recorded on February 17, 2011.

Being the same property conveyed to Beau Mason and Jacquelyn Mason, husband and wife, by Quitclaim Deed from Jacquelyn M. Stewart n/k/a Jacquelyn Mason, married, of record in Instrument No. 20200520-0052424, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020, and recorded on May 20, 2020.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plat of Section Eight, West Meade Hills, as recorded in Book 3600, Page 61 and 62.
* Restrictive Covenants recorded in Book 3789, Page 119.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **795 Rodney Drive, Nashville, TN 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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(S), 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 the 17th day of July, 2023.

Beau Mason by Jacquelyn Mason, Attorney-In-Fact

Beau Mason by Jacquelyn Mason, Attorney-In-Fact

Jacquelyn Mason

Jacquelyn Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELYN MASON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEAU MASON, and who acknowledged he/she/they executed the same as the free act and deed of the said BEAU MASON.

Witness my hand, at office, this 17 day of July, 2023.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023, before me personally appeared Jacquelyn Mason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/17/23 (date of document).

Affiant Signature

7/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY