Karen Johnson Davidson County
Batch# 1041479 DEEDWARR
08/22/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230822-0065683

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 21, 2023

Notary Public

MY COMMISSION EXPIRES : 3/6/24

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Volunteer State	
Alexander W. Hamilton (NAME)	Bank	
1122 Litton Ave Unit 118 (ADDRESS)	101 Highway 52 West	072101A03700
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Portland, TN 37148 (CITY) (STATE)	

FOR AND CONSIDERATION OF THE SUM OF ZERO AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Archie Stanley Craven, Jr, a single mam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander W. Hamilton, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B1019, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominiums of record at Instrument no. 201607290078558, as amended in Instrument No. 201608180086606, Instrument No. 201611210122822, and Instrument No. 201703200027135, 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.
Being the same property conveyed to Archie Stanley Craven, Jr, a single mam by deed from Tia R Gebhard, unmarried and Jeffrey L Gebhard, married, of record in Instrument No. 202105100062506, dated 5/10/2021, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1122 Litton Ave Unit 118, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **21st day of August, 2023.**

Archie Stanley Craven Jr

STATE OF Tennessee

COUNTY OF Wilson

On this 21st day of August, 2023, before me personally appeared Archie Stanley Craven Jr to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Archie Stanley Craven Jr.

Witness my hand at office on **21st day of August, 2023.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/21/23 (date of document)

Affiant Signature

8/22/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY