THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $349,500.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1069755 DEEDWARR
11/08/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20231108-0087351

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: James-Nicholas Buchman Davin 1122 Litton Avenue Apt 206 Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072-10-1A-046.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATALIE ARIEUX, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES-NICHOLAS BUCHMAN DAVIN, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land situated in Davidson County, Tennessee, Unit B2025, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and 20161121-0122822 and 20170320-0027135 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 Natalie Arieux by Warranty Deed from Claude Fox, as Trustee of the Claude Earl Fox III Revocable Trust and Steven E. Weldon, as Trustee of the Steven E. Weldon Revocable Trust of record in Instrument No. 20210726-0099804 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on July 26, 2021.**

This is improved property commonly known as: **1122 Litton Avenue Apt 206 Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of November, 2023.

Natalie Arieux

NATALIE ARIEUX

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATALIE ARIEUX**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of November, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Shelby Smith, 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 11/6/2023.

Shelby Smith

Affiant Signature

11/8/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of November, 20 23.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires:

Notary's Seal (if on paper)