24-4787

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson
Batch # 1099126
02/08/2024 09:37:58 AM
Fees: $13.00 Taxes: $1,291.30

Davidson County
DEEDWARR
2 pgs

20240208-0008884

W-RMX-23-1122-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Akash Majumdar and Chelsea Morin	JWM, LLC	
(NAME)	(NAME)	
1122 Litton Ave, Unit #112	585 South Boulevard E	**072-10-1A-051.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(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, **RAYMOND P. WIDMANN AND DEBORAH A. WIDMANN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AKASH MAJUMDAR, AN UNMARRIED MAN, AND CHELSEA MORIN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 situated in Davidson County, Tennessee, being Unit B1027, 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, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson County, 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 Ryamond P. Widmann and Deborah Widmann, husband and wife by Warranty Deed from Clayton Farmer, unmarried and David Farmer, married, as tenants in common of record in Instrument No. 20180315-0024601 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 15, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20100203-0008637 and Instrument Number 20160330-0030247, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 547, Page 177, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements of record in Instrument Number 20140611-0051056, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20100720-0056816 and Instrument No. 20111206-0095088, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151228-0130055 and Instrument No. 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.
- Fence and Drive Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson

County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1122 Litton Ave, Unit #112, Nashville, Tennessee 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 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 31st DAY OF JANUARY, 2024.

Raymond P. Widmann by Logan Bell, Attorney in Fact
Raymond P. Widmann by Logan Bell
Attorney in Fact

Deborah A. Widmann by Logan Bell, Attorney in Fact
Deborah A. Widmann by Logan Bell
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, 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 RAYMOND P. WIDMANN AND DEBORAH A. WIDMANN, and who acknowledged he/she/they executed the same as the free act and deed of the said RAYMOND P. WIDMANN AND DEBORAH A. WIDMANN.

Witness my hand and official seal, this the 31st of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212