Karen Johnson Davidson County
Batch # 1099227 DEEDWARR
02/08/2024 02:26:39 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20240208-0009008

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63508
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia A. Cole Roger S. Cole 721 Murphy Ave N Saint Petersburg, FL 33703	NEW OWNER

TAX MAP PARCEL NUMBERS: 142090E03000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Gregory Solesby, as Executor under the Will of Kenneth E. Solesby**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia A. Cole and Roger S. Cole, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1230, together with the carport designated No. 1230-C of River Plantation, Section Seven, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kenneth Earl Solesby, unmarried, by Warranty Deed from Charleen Creson, dated July 30, 2014 and recorded on July 31, 2014, of record in Instrument No. 20140731-0068142, Register's Office for Davidson County, Tennessee. The said Kenneth Earl Solesby has since died. The will of Kenneth E. Solesby, of record in Case No. 23P1432, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Instrument No. 20231006-0078819, said Register's Office, directed that subject property be administered as part of the probate estate subject to the control of the Executor for purposes of administration, as authorized by Tennessee Code Annotated, Section 31-2-103, and appointed Adam Gregory Solesby as Executor, under said will. See Order of Probate recorded in Instrument No. 20231006-0078818, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6226, page 9; Bylaws in Book 6226, page 18,

amended in Instrument No. 20141014-0095009, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of River Plantation, Section VII, of record in Instrument No. 20141014-0095008, said Register's Office. Easements to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20231016-0080802, said Register's Office.

This is improved property, known as 1230 General George Patton Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of February, 2024.

Estate of Kenneth E. Solesby

By: _____
Adam Gregory Solesby, Executor

State of Tennessee

County of Davidson

On this 7 day of February, 2024, before me the undersigned authority, personally appeared Adam Gregory Solesby, as Executor under the Will of Kenneth E. Solesby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $377,500.00.

Affiant

Sworn and subscribed before me this 7 day of February, 2024.

Notary

My Commission Expires: 