Karen Johnson Davidson County
Batch# 1116148 DEEDWARR
03/28/2024 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240328-0021606

WARRANTY DEED

MINARD-H24031

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF March, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maureen Mae Minard and Robert Scott Minard, wife and husband	BANK OF AMERICA, N.A.	105.09-0F-001.00 CO
1020 West Grove Avenue	4500 Amon Carter Blvd	
Nashville, TN 37203	Fort Worth, TX 76155	

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, I/we, CURTIS SOLAR AND KAY SOLAR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MAUREEN MAE MINARD AND ROBERT SCOTT MINARD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs 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 Unit "A" of the West Grove Townhomes, as appearing in Plat of record in Instrument No. 20090820-0078620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Curtis Solar and Kay Solar, husband and wife by deed from Solar Properties, LLC of record in Instrument No. 202303090017188, recorded on 03/09/2023, Register's Office for Davidson County, Tennessee.

Previously conveyed to Solar Properties, LLC by Quitclaim Deed from Curtis Solar and Kay Solar recorded in Instrument No. 201411030101031; and previously to Curtis Solar and wife, Kay Solar by Warranty Deed from Cornerstone Investments, Inc. recorded in Instrument No. 201003010015540.

( ) unimproved
This is (X) improved property known as 1020 West Grove Avenue, Nashville, Tennessee 37203 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 25th day of March, 2024 :

Curtis Solar

Kay Solar

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named CURTIS SOLAR AND KAY SOLAR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 25th day of March, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Unzy Lehn, 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 3/25/2024 (date of document).

Affiant Signature

3/29/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024