This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-2067-SL

Karen Johnson Davidson County
Batch# 1130138 DEEDWARR
05/02/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20240502-0032298

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Dalita Lane
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024.

Notary Public
My Commission Expires: 3/25/25

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Powell 1118 Litton Ave. #207 Nashville, TN 37216	New Owner: 1022 Harness Circle Gallatin, TN 37066	072-10-1A-078.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jerel Flint, a married man and Linda H. Martin, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Powell, a married man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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 A2007, 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.

This property is not a marital residence of the Grantor, Jerel Flint, and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Jerel Flint, unmarried and Linda H. Martin, unmarried as joint tenants with right of survivorship by Warranty Deed from Harpeth Development LLC, a Tennessee limited liability company of record in Instrument No. 20170323-0028710 Register's Office for Davidson County, Tennessee, dated March 22, 2017 and recorded on March 23, 2017.

This is improved property located at: **1118 Litton Avenue #207, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of April, 2024.

GRANTOR:

Jerel Flint

Linda H. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerel Flint and Linda H. Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

202405020032298

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/30/24 (date of document).

Affiant Signature

4/30/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 30 day of April, 20 24.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY