Karen Johnson Davidson County
Batch# 1139946 DEEDWARR
05/28/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20240528-0039562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

W-P-24-261-141

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)
Tyler Phillips	**Rocket Mortgage**	
(NAME)	(NAME)	**103-02-0C-141.00-CO**
261 White Bridge Pike #141	**1050 Woodward Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Detroit, MI 48226-1906**	
(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, **MICHAEL A. SOLOMON AND KRISTINE R. SOLOMON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER PHILLIPS, SINGLE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 141 of West End Terrace Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Terrace Condominium of record in Book 6657, Page 549, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed.

Being the same property conveyed to Michael A. Solomon and Kristine R. Solomon, husband and wife by Warranty Deed from Albert P. Lamb, Trustee of the Dowe P. Carter Revocable Living Trust dated September 05, 2014 of record in Instrument No. 20230620-0046646 Register's Office for Davidson County, Tennessee, dated June 19, 2023 and recorded on June 20, 2023.

This conveyance is subject to:
• Taxes for the year 2024 and subsequent years.
• Master Deed establishing a Horizontal Property Regime of West End Terrace Condominium of record in Book 6657, Page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Book 7142, page 904, amended in Book 7584, page 269; Book 7589, page 847, as amended in Book 7589, page 849, Register's Office for Davidson County, Tennessee.
• By-Laws attached to Master Deed of record in Book 6657, page 572, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan attached as Exhibit "D" to the Master Deed of record in Book 6657, page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.

• Restrictions of record in Book 3642, Page 417, in the Register's Office for Davidson County, Tennessee.
• Right with reference to an 8 inch sanitary sewer shown on Plans of Project No. 64-S-16 on file in the Office for Metropolitan Sewer Service Division as referred to in Deed of Conveyance of record in Book 3840, page 386, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage in Book 3859, page 859, Register's Office for Davidson County, Tennessee.
• Permanent and Temporary Construction Easements in Book 5894, pages 97 & 101, Register's Office for Davidson County, Tennessee.
• Easement for Television Cable granted to Viacom Cablevision in Book 5974, page 755, Register's Office for Davidson County, Tennessee.

- Unrecorded Lease Agreements with Home Coin Laundry dated December 6, 1977.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **261 White Bridge Pike #141, Nashville, Tennessee 37209**.

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 28th DAY OF MAY, 2024.

Michael A. Solomon

Kristine R. Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 5/28/ *(date of document)*.

Custodian's Signature

5/28/24
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 28th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024