THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748290**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford KLP) The actual consideration or value, whichever is greater, for this transfer is: $352,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2024. Notary Public My Commission Expires: 8/21/27

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1172534 DEEDWARR
08/21/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20240821-0064217

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Greene 1122 Litton Avenue #215 Nashville TN 37216	New Owner	Tax Parcel ID No. 072 10 1A 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori Marsengill, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Greene, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, Unit B2016, 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 Number 20161121-0122822 and Instrument Number 20170320-0027135 in the Register's Office of Davidson, 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 Lori Marsengill, a married woman, by Warranty Deed from Chelsey Chapman, an unmarried woman, of record in Instrument No. 20220622-0071131, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022 and recorded on June 22, 2022.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Lori Marsengill, which Power of Attorney is recorded in Instrument No. ___202408210064216_____ Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTMOOR PLACE, as recorded in Plat Book 547, Page(s) 177.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERSTONE VILLAGE ESTATES LITTON AVE., as recorded in Instrument No. 20100203-0008637.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOTS 1, 2 AND 3, COPPERSTONE VILLAGE ESTATES, as recorded in Instrument No. 20160330-0030247.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SOLO EAST CONDOMINIUM of record in Instrument No.

20160729-0078558 and as amended in Instrument Nos. 20160818-0086606, 20161121-0122822, 20170320-0027135; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20151228-0130055, 20170324-0028986.

Easement for Ingress and Egress, recorded in Book 4031, Page 423.

Easement for Right of Way for the purpose of Ingress and Egress, recorded in Book 4255, Page 503.

Easement for Water Main and Sanitary Sewers, recorded in Book 6379, Page 677.

Easement for Right of Entry Agreement, recorded in Book 10262, Page 40.

Easement for Right of Way, recorded in Instrument No. 20140611-0051056.

Easement recorded in Instrument No. 20111206-0095088.

This is improved property located at 1122 Litton Avenue #215 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of August, 2024.

Lori Marsengill by Shira as Attorney-in-fact

Lori Marsengill by Shira Kingrey, as 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, Shira Kingrey 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, and who further acknowledged that they are the attorney-in-fact for Lori Marsengill and they are authorized by Lori Marsengill to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of August, 2024.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/14/24 (date of document).

Emma Howard
Affiant Signature

8/14/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of August, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL