Name and Address of New Owner:
DWASSA SOLO 401K TRUST
420 Walton Lane, Unit L 54
Nashville, Tennessee 37115

Send Tax Bills To:
3647 Bethlehem Road
Springfield, TN 37172

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-15-0A-054.00-CO

Karen Johnson Davidson County
Batch# 1188427 DEEDWARR
10/01/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20241001-0076100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy E. Hollis and Robert C. Williams, Tenants in common with right of survivorship**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **DWASSA SOLO 401K TRUST,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No. L-54 as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof and more particularly described in the Master Deed of Quail Creek Condominiums of record in Deed Book 6328, Page 44, Register's Office, with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, tenants in common with right of survivorship, by Warranty Deed from Angelean Strange, unmarried, of record in Instrument No. 20171012-0104835 Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 12, 2017.

Being improved property known as **420 Walton Lane, Unit L 54, Nashville, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of September, 2024.

_____(SEAL)
Billy E. Hollis

_____(SEAL)
Robert C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy E. Hollis and Robert C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2024.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN P. DISSER DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2024.

_____
Notary Public
My commission expires:_____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

File No. GNT-24-3595

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 September 30, 2024 (date of document).

Affiant Signature

Date: 10/01/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 1st day of October, 2024.



Patti Robitaille

Notary Public

My Commission Expires: _____