WARRANTY DEED

Karen Johnson Davidson County
Batch# 1191142 DEEDWARR
10/08/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241008-0078209

File No. EM-24-7540

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Michael Patterson	New Owner	
(NAME)	(NAME)	072-10-1A-044.00-CO
1122 Litton Avenue, 305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lindsey A. Espe, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gordon Michael Patterson, a single man,** HEREINAFTER CALLED THE GRANTEE, 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, Unit B3024, 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 and 20161121-0122822, 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 John D. Espe and Kimberly A. Espe, Trustees of The Espe Family Revocable Trust for the benefit of John D. Espe and Kimberly A. Espe under Instrument Dated August 29, 2016 and Lindsey A. Espe, a single person by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171004-0101924 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 04, 2017.

Being the same property conveyed to Lindsey A. Espe, a single person by Quitclaim Deed from John D. Espe and Kimberly A. Espe, Trustees of The Espe Family Revocable Trust for the benefit of John D. Espe and Kimberly A. Espe under Instrument Dated August 29, 2016 and Lindsey A. Espe, a single person of record in Instrument No. 20210915-0123642 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on September 15, 2021.

Property was not used as a ~~martial~~ MARITAL residence. BL

This is property more commonly known as 1122 Litton Avenue, 305, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 30th day of September, 2024.

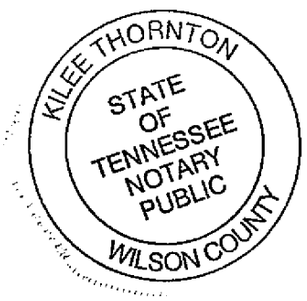
Lindsey A. Espe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2024, before me personally appeared Lindsey A. Espe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2024.

Notary Signature
My commission expires: 8/8/2027



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/30/24 (date of document).

Affiant Signature

10/01/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025