THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249460**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me, this 20th day of December, 2024. Notary Public My Commission Expires: 7-26-25

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1218682 DEEDWARR
12/20/2024 12:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,169.20
20241220-0099147

WARRANTY DEED

Address New Owner: Bee Hawks, LLC 1118 Litton Avenue #219 Nashville TN 37216	Send Tax Bills To: New Owner 155 Fox Mountain Lane Big Sandy, TN 38221	Tax Information: Tax Parcel ID No. 072 10 1A 117.00

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, **Racquel B. Martin, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bee Hawks, LLC, a Tennessee limited liability company**, ("Grantees"), their 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 A2023, 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 Nos. 20160818-0086606; 20161121-0122822 and 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 Racquel B. Martin, unmarried woman, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170405-0033550, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017, and recorded on April 05, 2017.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 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 as amended recorded in Instrument Nos. 20160818-0086606; 20161121-0122822 and 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 Deed Restrictions recorded in Book 6379, Page 677.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151228-0130055 and Instrument No. 20170324-0028986.

Charter for Solo East Condominium Association, Inc. recorded as Instrument No. 20160728-0078070.

This is improved property located at 1118 Litton Avenue #219 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 17th day of December, 2024.

Racquel B. Martin

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Racquel B. Martin, 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.

Witness my hand, at office, this 17th day of December, 2024.

Notary Public
My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

I Lisa Allard, 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 December 20, 2024.

Lisa Allard, Affiant December 20, 2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 20, 2024.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY