STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/28/2025** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL) TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:	FOR OFFICIAL USE Karen Johnson Davidson County Batch# 1244027 DEEDWARR 03/06/2025 02:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,276.50 20250306-0017023

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Allen Ritter, Jr. and Janice Norton Ritter	**United Wholesale Mortgage, LLC ISAOA/ATIMA**	**072-10-1A-051.00**
1122 Litton Avenue Nashville, TN 37216	**585 South Boulevard East Pontiac,MI 48341**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Akash Majumdar, an unmarried man, and Chelsea Morin, an unmarried woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Allen Ritter, Jr. and Janice Norton Ritter, husband and wife, as joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit B1027, 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 No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson

County, 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 Akash Majumdar, an unmarried man, and Chelsea Morin, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed dated January 31, 2024 from Raymond P. Widmann and Deborah A. Widmann, husband and wife, recorded February 8, 2024, in Instrument Number 20240208-0008884, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1122 Litton Avenue, Apt 112, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 27 day of **February, 2025**.

Akash Majumdar

Chelsea Morin

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Akash Majumdar, and Chelsea Morin,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of **February, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 2-27-25 (date of document).

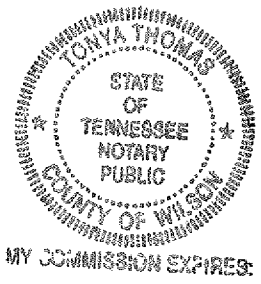
Bailey Warren
Affiant Signature

3-6-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 6th day of March, 2025.



Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25