WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263232 DEEDWARR
04/22/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250422-0030901

File #25-PA-1122-106

(SEAL)
ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Connelly	**New Owner**	
(NAME) **1122 Litton Ave. Unit 106**	(NAME)	**072 10 1A 045.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

1122 LITTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JASON CONNELLY, UNMARRIED

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, Unit B1025, 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 1122 Litton Avenue, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Progressive Property Management, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180417-0036229, in the Register's Office of Davidson County, Tennessee, dated April 12, 2018, and recorded on April 17, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTMOOR PLACE, as recorded in Plat Book 547, Page 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.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160729-0078558, as amended in Instrument Nos. 20160818-0086606; 20161121-0122822 and 20170320-0027135.

*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.

*Easement for Perpetual, recorded in Book 4031, Page 423 and Book 4255, Page 503.

*Easement recorded in Book 6379, Page 677.

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

*Easement for Broadband Communications Services, recorded in Instrument No. 20100720-0056816 and Instrument No. 20111206-0095088.

*Easement for Constructions, recorded in Instrument No. 20140611-0051056.

*Charter for Solo East Condominium Association Inc., recorded in Instrument No. 20160728-0078070.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1122 Litton Avenue, Unit 106, Nashville, TN 37216**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 17th day of April, 2025.

1122 Litton Avenue, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared Loy Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of 1122 Litton Avenue, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in ~~Nashville~~, this 14 day of April, 2025.

_____
Notary Signature

My commission expires:_____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Ryan Lux, 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 **April 14, 2025**.

Date

Affiant Signature

April 14, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

