Karen Johnson
Batch # 1265046
04/25/2025 12 29 08 PM
Fees $13 00 Taxes $4,828 50

Davidson County
DEEDWARR
2 pgs

20250425-0032004

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Robinson Solberg and Kristin Lauren Solberg, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Powell, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Bellwood, Block "B" of record in Plat Book 547, Page (s) 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Robinson Solberg and Kristin Lauren Solberg, husband and wife by Warranty Deed from Eileen Wilcox, trustee of the Eileen Q Wilcox Revocable Trust of record in Instrument No. 20230317-0019343 Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on March 17, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3613 Valley Vista Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Andrew Powell	**Rocket Mortgage, LLC**	**104-13-0-199.00**
3613 Valley Vista Road	**1050 Woodward Avenue**	
Nashville, TN 37205	**Detroit, MI 48226-1906**	

WITNESS THE EXECUTION HEREOF this 24th day of April, 2025.

John Robinson Solberg

Kristin Lauren Solberg

State of Tennessee)
County of Davidson)

On this 24th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Robinson Solberg and Kristin Lauren Solberg, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,305,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of April, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON