WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278544 DEEDWARR
05/29/2025 07:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,543.75
20250529-0041937

File #25-PA-2509-A

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 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)
Rodd Beers and Robin Beers	**New Owner**	
(NAME)	(NAME)	**083 04 4B 001.00**
126 Marlberry Circle		
(ADDRESS)	(ADDRESS)	
Jupiter, FL 33458		
(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,

KRISTINA RENEE STOYKA, A MARRIED PERSON,

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

RODD BEERS AND ROBIN BEERS, A MARRIED COUPLE,

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 in Davidson County, Tennessee, being Unit A, 2509 SOLON DRIVE COMMONS, a Townhouse Planned Unit Development (a Horizontal Property Regime with Private Elements), as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20170509-0045979, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said property.

Being the same property conveyed to Kristina Renee Phillips, an unmarried woman, by Warranty Deed from Mack Props, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181004-0098819, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 04, 2018.

The said Kristina Renee Phillips having since married is now known as Kristina Renee Stoyka. Grantor does hereby affirm that said property has never been a primary marital residence.

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 ROSEBANK PARK, as recorded in Plat Book 1835, Page 26.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170509-0045979.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1907, Page 593.

*Charter for 2509 Solon Drive Commons Owners Association, Inc. as recorded in Instrument No. 20170509-0045971.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2509 A Solon Drive, Nashville, TN 37206**.

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 28th day of May, 2025.

Kristina Renee Stoyka

Kristina Renee Stoyka

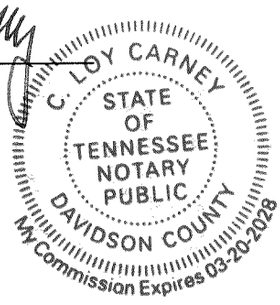
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2025, before me personally appeared Kristina Renee Stoyka, 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 28th day of May, 2025.

C. Loy Carney

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 29 day of May, 2025.

Affiant Signature

Date 5/29/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

