# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294625 DEEDWARR
07/08/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20250708-0053634

JM-P-25-1118-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REGINA M. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Corey Alexander** | **Same As New Owner** | |
| (NAME) | (NAME) | **072-10-1A-098.00-CO** |
| **1118 Litton Avenue #114** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (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, **DENZIL C. PEREIRA AND MORISSA J. PEREIRA, HUSBAND AND WIFE AND DRACHEL F. WILSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY ALEXANDER, a single man,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A1014 of Solo East, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Solo East, a Condominium of record in 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 for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Drachel F. Pereira, unmarried and Denzil C. Pereira and Morrisa J. Pereira, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Elvis Dzafic, a single man of record in Instrument No. 20210405-0044320 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record as Instrument Number 20100203-0008637 and Instrument Number 20160330-0030247, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 547, Page 177, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements of record in Instrument Number 20140611-0051056, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20100720-0056816 and Instrument No. 20111206-0095088, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151228-0130055 and Instrument No. 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.

- Fence and Drive Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1118 Litton Avenue #114, Nashville, Tennessee 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 7th DAY OF JULY, 2025.

Denzil C. Pereira
by Drachel Wilson as Attorney-in-fact

Morissa J. Pereira
by Drachel Wilson as Attorney-in-fact

Drachel F. Wilson

Ryley Wilson

Ryley Wilson

***Ryley Wilson, spouse of Drachel F. Wilson, hereby joins in this conveyance and does transfer and convey any and all marital interest Ryley Wilson may have in and to the above-described tract or parcel of land.**

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DRACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DENZIL C. PEREIRA AND MORISSA J. PEREIRA, and who acknowledged he/she/they executed the same as the free act and deed of the said DENZIL C. PEREIRA AND MORISSA J. PEREIRA.

Witness my hand and official seal, this the 7th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DRACHEL F. WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYLEY WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 JULY 8TH 2025 (date of document)

Regina Sullo

Affiant Signature

JULY 8TH 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8th day of JULY, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202507080053634