Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3740

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BH-25-1122-313

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JOHN GLEAVES

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of August, 2025

Notary Public

Commission Expires 7-2-29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Dudley Bell, III 1122 Litton Avenue #313 Nashville, TN 37216	CrossCountry Mortgage 2160 Superior Avenue Cleveland, OH 44114	072-10-1A-024.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Namri Noel Vera, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Dudley Bell, III, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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, Unit No B3014, 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, 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 Namri Noel Vera, unmarried by Warranty Deed from Michele S. Baik, a single woman of record in Instrument No. 20200330-0033779

Karen Johnson Davidson County
Batch # 1311448 DEEDWARR
08/18/2025 02 51 PM 2 pgs
Fees $13 00 Taxes $943 50

20250818-0065846

Register's Office for Davidson County, Tennessee, dated March 21, 2020 and recorded on March 30, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 1122 Litton Avenue #313, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 11th day of August, 2025.

Namri Noel Vera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2025, before me personally appeared Namri Noel Vera, 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 11th day of August, 2025

Notary Signature
My commission expires: 2-22-2026

