Karen Johnson Davidson County
Batch# 1361910 DEEDWARR
12/29/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20251229-0102699

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $235,000.00.

Affiant

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn before me this the 12th day of December, 2025.

Notary Public

My commission expires: 7/18/2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vince and Devin Vitek 1122 Litton Ave. #213 Nashville, TN 37216	Alcova Mortgage 308 Market St. SE Roanoke, VA 24011	072-10-1A 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY LYNNE CAPPS, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEVIN VITEK, AN UNMARRIED MAN, AND VINCE J. VITEK, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit B2014, as established in the 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, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson County, Tennessee, with plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Lynne Capps, a single woman, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated 7/14/2017 and recorded 7/17/2017 in Instrument No. 20170717-0071834, in the Register's Office of Davidson County, Tennessee. The said property having never been the primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1122 Litton Ave. #213, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of December, 2025.

Mary Lynne Capps

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Lynne Capps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 12-12-2025 (date of document).

Affiant Signature

12-12-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

