WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415642 DEEDWARR
05/05/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260505-0040233

File No. BC-26-377

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Poley and Andrea Marie VonKaenel	**New Owner**	
(NAME)	(NAME)	072-10-1A-050.00-CO
1122 Litton Ave, Unit 311		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RAFAEL SHINSATO, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE POLEY AND ANDREA MARIE VONKAENEL, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTEE, 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. B3026, 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. 20180818- 0086606,Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Registers 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 Rafael Shinsato, unmarried man by Warranty Deed from Cayce Brasel, a single woman of record in Instrument No. 20210519-0068170 Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on May 19, 2021.

This is property more commonly known as 1122 Litton Ave, Unit 311, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my hand this 30th day of April, 2026.

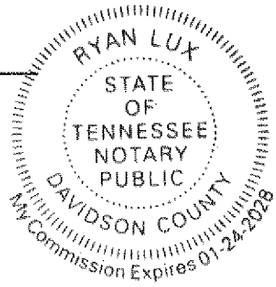
Rafael Kenzo Shinsato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Rafael Kenzo Shinsato, 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 30th day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **April 30, 2026**.

Date

Affiant Signature

04/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029