Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible], TN 37215

Karen Johnson
Batch # 1433297
06/15/2026 09:35:36 AM
Fees: $13.00 Taxes: $1,283.90

Davidson County
DEEDWARR
2 pgs

20260615-0053848

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Mar

Ivey Title, LLC Ref: (LM) Title No.: 64508
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jordan Yarbrough 1101 18th Avenue South, #612 Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 104040E61200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$347,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adela Soliz**, a single woman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Yarbrough, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 612, together with Parking Space No. 62, of 1101 Eighteenth Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Adela Soliz, an unmarried woman, by Warranty deed from John Tso, a married man, dated September 7, 2018 and recorded on September 12, 2018, of record in Inst. No. 20180912-0090260, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "E" to the Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, amended in Inst. No. 20090624-0058837, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Stormwater Detention Agreement of record in Inst. No. 20060120-0007509, said Register's Office; Inspection and Maintenance agreement for Private Stormwater Management Facilities of record in Inst. No. 20071010-0120355, said Register's Office; Easement to Comcast

Communications Management, LLC, of record in Inst. No. 20191029-0110668, said Register's Office.

This is improved property, known as 1101 18th Avenue South, # 612, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date set forth in the notary acknowledgement.

Adela Soliz

State of District of Columbia

County of District of Columbia

On this 9th day of June, 2026, before me the undersigned authority, personally appeared Adela Soliz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 03/14/2031

GINA Y. MILLIGAN NOTARY PUBLIC My Comm. Exp. March 14, 2031 DISTRICT OF COLUMBIA

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $347,000.00.

Affiant

Sworn and subscribed before me this 11 day of June, 2026.

Notary

My Commission Expires: _____

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029