Karen Johnson Davidson County
Batch# 1443239 DEEDWARR
07/08/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260708-0061526

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-2858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert P. Gilgen	**New Owner**	
(NAME)	(NAME)	072-10-1A-019.00-CO
1122 Litton Avenue, #110		
(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, **Venta Litton, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert P. Gilgen, single man**, 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 B1010, 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, 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 Venta Irving, LLC, a New York limited liability company by Warranty Deed from Anjali J. Forber-Pratt, a single woman of record in Instrument No. 20210811-0108312 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 11, 2021.

Being the same property conveyed to Venta Litton, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Venta Irving, LLC, A New York Limited Liability Company of record in Instrument No. 20230922-0074579 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 22, 2023.

This is property more commonly known as 1122 Litton Avenue, #110, 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.

Effective the 6th day of July, 2026.

Venta Litton, LLC, a Tennessee Limited Liability Company

By: _____
Luis Ramon Redondo, Sole Member

STATE OF New York
COUNTY OF New York

Before me, a Notary Public of the state and county mentioned, personally appeared Luis Ramon Redondo, Sole Member of Venta Litton, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Venta Litton, LLC, the within named bargainor, a Limited Liability Company, and that such Luis Ramon Redondo, Sole Member of Venta Litton, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this ~~6th~~ 30th day of June, ~~July~~, 2026.

Notary Signature
My commission expires: 3-14-2030

Danielle Parr
Notary Public State of New York
Commission No. 01PA6430452
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 14, 2030

Certificate of Authenticity

I, Alli Pinkston, 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 **June 30, 2026**.

Date

Alli P

Affiant Signature

7/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County