Karen Johnson Davidson County
Batch# 1453223 DEEDWARR
08/03/2026 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260803-0071159

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9570-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-9-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Litavis and Mary Weissler 2507 B Solon Drive Nashville, TN 37206	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	083 04 0T 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kelly S. Bryant, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Richard Litavis, a single man, and Mary Weissler, a single woman, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 2507 SOLON DRIVE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2507 SOLON DRIVE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20150629-0062265, as amended in Instrument No. 20170307-0022427, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kelly S. Bryant, an unmarried woman, by Warranty Deed from Professors Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20181213-0121468, in the Register's Office of Davidson County, Tennessee, dated December 12, 2018, and recorded on December 13, 2018.

This is improved property located at: **2507 B Solon Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2026

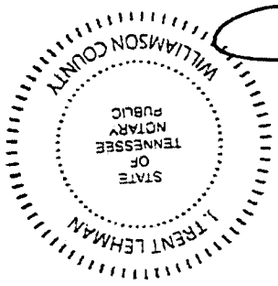
GRANTOR:

Kelly S. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly S. Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2026.



Notary Public
My Commission expires: 9/26/29

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 23, 2026**.

Affiant Signature

07/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 30, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY