THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00 Affiant Subscribed and sworn to before me, this 3 day of June 2022. M. Catherine Clearwaters Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 867590 DEEDWARR
06/06/2022 10:46:10 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20220606-0064658

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kelly Kinsella Carr and Lauren Marjorie Branscombe 525A Stevenson Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-09-0N-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGHAN GUILFOIL, unamrried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAUREN MARJORIE BRANSCOMBE, UNMARRIED WOMAN AND KELLY KINSELLA CARR, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land Situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 525 Stevenson Street, a Horizontal Property Regime with private elements of record at Instrument No. 20150714-0068540, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for more particular description of said property.

Being the same property conveyed to Meghan Guilfoil, a single woman, by Warranty deed from Plantation Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160112-0003201 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 12, 2016. and Correction Warranty Deed Recorded date March 03, 2016 in Instrument No. 20160303-0020739 and Scrivener' s Error Affidavit Recorded in Instrument No.20160225-0018051 (Value of consideration shown in aforementioned deed $330,000.00 .)

This is improved property commonly known as: **525A Stevenson Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of June, 2022.

MEGHAN GUILFOIL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEGHAN GUILFOIL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____