WARRANTY DEED RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203 File No. DD-22-2788	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00 Kiely Morrison Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2022 Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiely Morrison (NAME)	New Owner (NAME)	
6904 Highland Park Drive (ADDRESS)	(ADDRESS)	143 03 0C 006.00
Nashville, TN 37205 (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, **Claudia Mazuelos, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiely Morrison,*** 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:

* an unmarried man

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being known as Unit No. A-6 (Type 1) and Carport A6, in a horizontal property regime which is located on the plat of Phase One, Harpeth Glen Condominium Apartments, as informational plat which is as of record in Plat Book 4460, Page 42, and being shown on the site plan of record in Book 4546, Page 681, both in the register's office for Davidson County, Tennessee, reference to which said plats is heremade.

Being the same property conveyed to Claudia Mazuelos, Married by Warranty Deed from Eric W. Wilkey, Unmarried dated April 5, 2013 and filed for record on April 8, 2013 as Instrument no. 20130408-0034588, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 6904 Highland Park Drive, Nashville, TN 37205.

The subject property was never the marital residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 886080 DEEDWARR
07/08/2022 12:04:14 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220708-0078928

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/our hand this 7th day of July, 2022.

Claudia Mazuelos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2022, before me personally appeared Claudia Mazuelos, 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 7th day of July, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025