This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 987864 **DEEDWARR**
04/03/2023 02 22 28 PM 2 pgs
Fees $13 00 Taxes $1,545 12

20230403-0024082

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $417,600.00

Margaret Smith
Affiant

Subscribed and sworn before me this the 31 day of March, 2023

Notary Public
My commission expires

SANDRA DENISE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Cynthia Elizabeth Bryan 221 Boxmere Pl Nashville, TN 37215	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	131-06-0E 221 00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GWEN MORGAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CYNTHIA ELIZABETH BRYAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 221, together with the appurtenant interest in the common element of Burton Hills, Village of Boxmere, Phase 1, A Condominium, A Horizontal Property Regime established by Master Deed of record in Book 6666, Page 749, Register's Office for Davidson County, Tennessee, as amended Said unit being depicted on the condominium site plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract No 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit

Being the same property conveyed to Gwen Morgan, an unmarried woman, by deed dated 06/21/2022, from Gwen Morgan, an unmarried woman, and Warren Ebanks an unmarried man, of record in Instrument No 20220627-0073618, Register's Office for said County

Also being the same property conveyed to Gwen Morgan, an unmarried woman, and Warren Ebanks. an unmarried man, by deed from Gwen Morgan, an unmarried woman, of record in Instrument No 20201019-0121076, dated 10/15/2020, Register's Office for said County

Also being the same property conveyed to Gwen Morgan, an unmarried woman, by deed from Susannah S Smith, unmarried, of record in Instrument No 20150429-0038180, dated 08/27/2015, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 221 Boxmere Pl , Nashville, TN 37215

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30 day of March, 2023

Gwen Morgan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gwen Morgan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 30 day of March, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY