THIS INSTRUMENT WAS PRE...

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6636-WE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 374,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Katherine L. Alsup	owner	Karen Johnson Davidson County Batch# 1049760 **DEEDWARR** 09/14/2023 09 47 18 AM 2 pgs Fees $13 00 Taxes $1,383.80 20230914-0072058	
243 Boxmere Place			131060E24300CO
Nashville, TN 37215			
(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, **Karen Moser, sole devisee of the Estate of Alan Norton Koufer,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine L. Alsup, a married woman,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No 243, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6666, page 749 amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" 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

Being the same property conveyed to Alan N Koufer, unmarried by Warranty deed from Mertech Realty, L P , a Tennessee limited partnership of record in Book 9230, page 238, Register's Office for Davidson County, Tennessee, dated January 21, 1994 and recorded on January 26, 1994

Alan Norton Koufer died November 10, 2022, his estate being administered through Davidson County Probate Court, Docket No 22P2333 Pursuant to the Last Will and Testament of Alan Norton Koufer, his sole devisee is Karen Koufer Moser (also known as Karen Moser)

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **243 Boxmere Place; 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 GRANTEE, her heirs and assigns forever, and 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 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, her 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 13th day of September, 2023

Karen Moser By Julie Johnson, Attorney-in-fact

Karen Moser By Julie Johnson, Attorney-in-fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Karen Moser**, as their Attorney in Fact, as the free act and deed of the within named Karen Moser.

Witness my hand and official seal this the 13th day of September, 2023

My Commission expires 1-8-24

Notary Public

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