WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
rton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 888462 VULCAN-23041 Stacy Scherer	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00 Affiant Subscribed and sworn to before me, this the 27th day of February, 2024. Notary Public My commission expires: (Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEAZEN YILMAZ

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Andrea H. Wilburn	NAME: New Owner
STREET ADDRESS: 7051 Westside Circle Nashville, TN 37205	STREET ADDRESS:
MAP & PARCEL NO.: 143-03-0E-029.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MacKenzie Bass, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Andrea H. Wilburn, unmarried**, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 7051 Westside Circle, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson
Batch # 1105884
02/29/2024 09:15:42 AM
Fees: $18.00 Taxes: $2,035.00

Davidson County
DEEDWARR
3 pgs

20240229-0013875

WITNESS MY/OUR SIGNATURE(S) THIS 8th day of February, 2024.

x MacKenzie Bass
MacKenzie Bass

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MacKenzie Bass, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of February, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

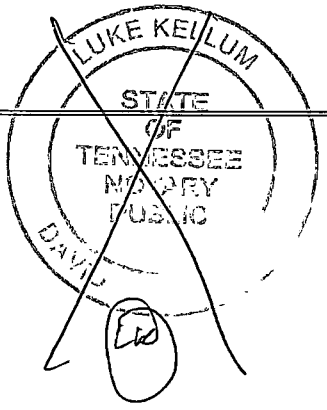


EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 29 together with the appurtenant common elements of 1101 Boost Commons, created under Title 66,Section 27-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337, and Instrument No. 20190930-0099544, and Instrument No. 20201221-0150988, and Instrument No. 20210525-0070666, Register's Office, for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to MacKenzie Bass, an unmarried woman by Warranty Deed from Boost Commons Development LLC, a Tennessee limited liability company of record in Instrument No. 20200824-0095457 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.