THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $507,500.00. Affiant Subscribed and sworn to before me this 8th day of April, 2024. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38084-03-2024

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Karen Johnson
Batch # 1121674
04/11/2024 10:44:40 AM
Fees: $18.00 Taxes: $1,877.75

Davidson County
DEEDWARR
3 pgs

20240411-0025778

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lean Alison Taylor Jocelyn Taylor 2085 Stokes Lane Nashville TN 37215	NEW OWNERS 4117 Hillsboro PK Suite 103-150 Nashville, TN 37215	Map and Parcel No.: 131060E23400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy C. Harris FKA Amy C. Harris-Solomon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leah Alison Taylor, a single person and Jocelyn Taylor, a single person** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 234 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is 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 as set out on Exhibit "A" hereto. Grantor further covenants and bind herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRG-24-234

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of April, 2024.

Amy C. Harris, formerly known as
Amy C. Harris-Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy C. Harris, formerly known as Amy C. Harris-Solomon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 234, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed, 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 to the aforementioned Master Deed as amended.

Being the same property conveyed to Ned A. Solomon and wife, Amy C. Harris-Solomon by deed dated June 30, 1998 from Ken McNeese, an unmarried person, of record in Book 11001, Page 160, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated December 28, 2004 of record in Instrument No. 20050131-0011124, Register's Office for Davidson County, Tennessee, Ned A. Solomon conveyed his interest in subject property to Amy C. Harris-Solomon.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, , Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Boxmere, Phase I a Condominium, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and in Book 7147, page 416, Register's Office for Davidson County Tennessee.
8. All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed, 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.
10. Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
11. Utility Easements of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.