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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $399,900 00

Affiant

Subscribed and sworn before me this the 5th day of February, 2025

Notary Public
My commission expires 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1234740
02/06/2025 09 55 23 AM
Fees $13 00 Taxes $1,479 63

Davidson County
DEEDWARR
2 pgs

20250206-0009020

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Carolyn Stover	CrossCountry Mortgage, LLC	143-01-0A-214 00
214 Windsor Terrace Dr	2160 Superior Avenue	
Nashville, TN 37221	Cleveland, OH 44114	

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, MEGHAN BEEBE, UN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAROLYN STOVER, A SINGLE WOMAN, 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

Situated in Davidson County, Tennessee, being all of Unit No 214 on the plan of Windsor Terrace Condominiums, Phase III, of record in Plat Book 6250 Page 869 as shown on Master Deed of record in Book 7150, Page 921, as amended in Book 7436 Page 667, re-recorded in Book 7464 Page 297, and further amended in Book 7661, Page 40, Book 7729 Page 206, Book 7980 Page 717 and in Instrument No 20000811-0079911, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to Meghan Beebe, an unmarried woman, by Warranty Deed dated 03/14/2014, from Melinda E Moore, formerly known as Melinda W Earnest, of record in Instrument No. 20140320-0023197, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 214 Windsor Terrace Dr , Nashville, TN 37221

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

MB by JW AF

Witness my hand this the 5th day of February, 2025

Meghan Beebe by Jenny West Attorney in Fact
Meghan Beebe by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Meghan Beebe by Specific POWER OF ATTORNEY dated 01/24/2025, and who acknowledged that he executed the same as the free act and deed of Meghan Beebe

Witness my hand and official seal this 5th day of February, 2025

My commission expires 9-7-26

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE BENJAMIN SEAMON