Karen Johnson
Batch # 1275699
05/20/2025 10 47 17 AM
Fees $13 00 Taxes $1,461 50

Davidson County
DEEDWARR
2 pgs

20250520-0039647

This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5925-MC

After recording, return to:
PERFECT TITLE, LLC
7125 Getwell Road, Suite 201
Southaven, MS 38671
662.349.6900
File #: 250429

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF DESOTO

The actual consideration or value, whichever is greater, for this transfer is $395,000 00

Affiant

Subscribed and sworn to before me, this the 15 day of May, 2025

VERONICA L HICKS
Commission Expires
05-19-2026
NOTARY PUBLIC
ID 315065
DeSoto County
STATE OF MISSISSIPPI

Notary Public
My Commission Expires 5/19/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Nathan Fowler and Andrea Sparkman Fowler 615 Old Hickory Boulevard Unit 616 Nashville, TN 37209	Andrew Nathan Fowler and Andrea Sparkman Fowler 615 Old Hickory Boulevard Unit 616 Nashville, TN 37209	114-15-1B-016 00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kelly M. Cox, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Andrew Nathan Fowler and Andrea Sparkman Fowler, husband and wife** (individually and/or collectively, "Grantee"), 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 16 on the plan of Harpeth Heights Townhomes, as shown on Exhibit A-1, (as amended) to the Declaration of Covenants, Conditions and Restrictions of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No 20211105-0148324, amended in Instrument No 20220314-0029617, Instrument No. 20221212-0128620, Instrument No 20230426-0030536 and Instrument No 20240501-0031748, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to KELLY M COX, AN UNMARRIED WOMAN, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20220831-0098094, dated August 30,
2022, said Register's Office

Morgan Anthony Mills joins in the execution of this instrument to convey any and all marital rights he may have in said property

This is ☒ improved or ☐ unimproved property located at **615 Old Hickory Boulevard, Unit 616, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025

GRANTOR:

Kelly M. Cox

Kelly M. Cox

Morgan Anthony Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kelly M. Cox and Morgan Anthony Mills** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 14 day of May, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 3/2/26