WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327782 DEEDWARR
09/29/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250929-0077221

File #25-DW-0104-C

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025.

April Sumrld
Notary Public
MY COMMISSION EXPIRES: 12-19-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Brett Wilson	**NEW OWNER**	
(NAME)	(NAME)	**072 15 0A 104.00**
1350 Kensington Drive		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TIMOTHY BOYLS AND MEGHAN ROWLAND BOYLS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MELISSA BRETT WILSON, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 104 as shown on the Plan of PORTER TERRACE CONDOMINIUMS, as set forth in the Master Deed of record in Book 7174, Page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference in hereby made for a more complete and detailed description of said units.

Being the same property conveyed to Timothy Boyls and Megan Rowland Boyls, Husband and Wife, by Warranty Deed from Mary Carolyn Roberts, A Married Woman, of record in Instrument No. 20220301-0022756, in the Register's Office of Davidson County, Tennessee, dated February 11, 2022, and recorded on March 01, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 3,4,5 AND PARTS OF LOTS 6 AND 8 ON THE MAP OF M.P. ESTES SUBDIVISION IN SHARPE & HORN'S 6TH ADDITION, as recorded in Plat Book 843, Page 39, re-subdividing the Plat Book 6250, Page 126.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PORTER TERRACE Condominium of record in Book 7174, Page 537, as amended in Instrument No. 20160616-0061236; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20140930-0090119.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20160629-0066278.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4110, Page 754, Book 4122, Page 363, and Book 4122, Page 367.
* Easement for Water and Sewerage Services, recorded in Book 7453, Page 490.
* Easement for Sanitary Sewers, recorded in Book 7753, Page 462.
* Easement for Storm Drainage, recorded in Instrument No. 20140626-0056101.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6550, Page 952.

* Charter for Porter Terrace Condominiums Homeowners' Association recorded as Book 7184, Page 692 and Instrument No. 20160523-0051464.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 104 Porter Terrace, Nashville, TN 37206.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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/our hand(s) this the 19th day of September, 2025.

Timothy Boyls

Meghan Rowland Boyls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2025, before me personally appeared Timothy Boyls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2025, before me personally appeared Meghan Rowland Boyls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 19. 2025.

Affiant Signature

29th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

