ADDRESS NEW OWNER: Colby Elisabeth Davis
224 Boxmere Place
Nashville, TN 37215

SEND TAX BILL TO: ALCOVA Mortgage, LLC
308 Market Street SE
Roanoke, VA 34011

MAP-PARCEL NOS. 131060E22400CO

Karen Johnson Davidson County
Batch# 1360220 DEEDWARR
12/19/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251219-0101013

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sherri Ruth Smith Hoskins and Gayle Leigh Smith Lawson and Cindy Smith Charlton** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Colby Elisabeth Davis** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 224 on the Plan of Burton Hills, Villages of Boxmere, Phase 1, as shown on the Exhibit to the Master Deed as recorded in Book 6666, Page 790, Register's Office for Davidson County, Tennessee, to which plan is hereby mentioned for a more accurate description thereof.

Being the same property conveyed to Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," her successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, from Ruth B. Smith, unmarried, by Quitclaim Deed recorded on July 14, 2020, in Instrument No. 20200714-0076825, in the Register's Office for Davidson County, Tennessee.

Being the same property convyed to Sherri Ruth Smith Hoskins, Gayle Leigh Smith Lawson, and Cindy Smith Charlton, as tenants in common, from Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," by Quitclaim Deed of record in Instrument No. 202512190101012, in Davidson County, Tennessee.

Grantors warrant said property has never been used as their marital residence and is not subject to any marital rights therein.

This is property with a common address of 224 Boxmere Place, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor and Grantee at closing.(2) All matters as shown on the Plan of Burton Hills, Villages of Boxmere, Phase I, as shown on the Exhibit to the Master Deed of record in Book 6666, page 780, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Revised Plat of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.(4) Master Deed Establishing Burton Hills, Villages of Boxmere, Phase I of record in Book 6666,page 749, as amended in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, Register's Office for Davidson, Tennessee.(5) Amendment to Bylaws of The Council of Co-Owners of Burton Hills, Villages of Boxmere, Phase I, a Condominium of record in Book 6911, page 831, and Amended and Re-Stated in Instrument No. 2010401-0024317, Register's Office for Davidson, Tennessee.(6) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 533, amended in Book 6691, page 593 and Book 6778, page 536, Register's Office for Davidson, Tennessee.(7) Restrictions of record in Book 6326, page 588, Register's Office for Davidson, Tennessee.(8) Sanitary Sewer and/or Storm Drainage Easement of record in Book 3702, page 250 and Book 4298, page 49, Register's Office for Davidson County, Tennessee.(9) Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission for Open Space of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416, Register's Office for Davidson County, Tennessee.(10) Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, as amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.(11) Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.(12) Charter of Burton Hills, Villages of Boxmere, Phase I of record in Book 6665, page 6, as amended in Book 6921, page 213, Register's Office for Davidson County, Tennessee.(13) Deed to Metropolitan Government of Nashville and Davidson County for sanitary sewer of record in Book 7240, page 543, Register's Office for Davidson County, Tennessee.(14) Name Affidavit for Mary Jo Loden Tuley of record in Instrument No.

20070608-0068708, Register's Office for Davidson County, Tennessee.(15) Durable General Power of Attorney of Ruth B. Smith, whose full name is Ida Ruth Brown Smith, of record in Instrument No. 202231128-0091635, Register's Office for Davidson, Tennessee.(16) Certification of Trust of record in Instrument No. 20250305-0016630, Register's Office for Davidson, Tennessee.(17) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Burton Hills, Villages of Boxmere, Phase 1, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(18) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of December 2025.

Sherri Ruth Smith Hoskins

Sherri Ruth Smith Hoskins

Gayle Leigh Smith Lawson

Gayle Leigh Smith Lawson

Cindy Smith Charlton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sherri Ruth Smith Hoskins and Gayle Leigh Smith Lawson, and Cindy Smith Charlton,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of December 2025.

Kimberly J. Thompson

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $395,000.00.

Affiant

Subscribed and sworn before me this 17th day of December 2025.

Kimberly J. Thompson

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Notary Public
My Commission Expires:

File No. 2511-134

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on December 17, 2025 (date of document).

Signature

12/17/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of December 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026