Name and Address of New Owner:
Caroline Hope Davis
615 Old Hickory Boulevard, Unit 636
Nashville, TN 37209

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 1362223 DEEDWARR
12/29/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20251229-0103119

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4339

Map & Parcel No: 114-15-1B-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Abby Dawson, f/k/a Abby Povinelli, and Brayden Dawson, wife and husband**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Caroline Hope Davis, a single woman,** the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Townhome Lot 52 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, and Instrument No. 20240501-0031748 in the Register's Office for Davidson County, Tennessee, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Being the same property conveyed to Abby Povinelli, a single person, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230911-0071208 Register's Office for Davidson County, Tennessee, dated September 11, 2023 and recorded on September 11, 2023.

Being improved property known as **615 Old Hickory Boulevard, Unit 636, Nashville, TN 37209.**

Brayden joins in on this conveyance to convey any marital interest or homestead rights he may have in the property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of December, 2025.

Abby Dawson (SEAL)
Abby Dawson

(SEAL)
Brayden Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abby Dawson and Brayden Dawson, 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.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand and seal this 15th day of December, 2025.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $362,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Caroline Hope Davis
(Affiant)

Sworn to and subscribed before me this
23rd day of December, 2025.

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Notary Public
My commission expires: 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/23/25.

Date

Affiant Signature

12/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of December, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

