Box 14
2025-499-SH

Karen Johnson
Batch # 1371660
01/22/2026 09:53:52 AM
Fees: $13.00 Taxes: $1,202.13
Davidson County
DEEDWARR
2 pgs
20260122-0005211

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251253025** Return to: Attorneys Title Company, Inc. 2927 Berry Hill Drive Nashville, TN 37204	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration or value, whichever is greater, for this transfer is: $324,900.00. Juliana Grace Lewis Affiant Subscribed and sworn to before me, this 21st day of January, 2026. Notary Public My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Julianna Grace Lewis 404 Mercomatic Drive, Unit 103 Nashville TN 37209	Send Tax Bills To: Churchill Mortgage Company 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 102-04-0A-103.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Grayson Doyle, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julianna Grace Lewis, an unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Hillwood Place Townhomes (nka Magnolia Trace), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hillwood Place Townhomes (nka Magnolia Trace) of record in Instrument Number 20040130-0011736, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20040130-0011736 to said Master Deed.

Being the same property conveyed to ELIZABETH GRAYSON SCOVILLE, by deed from MATTHEW ECONOMY AND WIFE, ALLISON ECONOMY, of record in Instrument No. 20140224-0015643, dated February 14, 2014, said Register's Office.

Elizabeth Grayson Scoville having since married and is now known as Elizabeth Grayson Doyle.

Joshua Doyle joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 102-04-0A-103.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 97, said Register's Office.

Master Deed of record in Instrument No. 20040130-0011736, said Register's Office.

Easement granted to Tennessee Electric Power Co. of record in Book 787, page 10, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of January, 2026.

Elizabeth Grayson Doyle

Joshua Doyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Grayson Doyle and Joshua Doyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2026.

Notary Public



My Commission Expires: _____