Karen Johnson Davidson County
Batch# 1396259 DEEDWARR
03/23/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260323-0022908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Y-EXP-26-615-626

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karly Marie Evans	New American Funding, LLC	
(NAME)	(NAME)	**114-15-1B-026.00-CO**
615 Old Hickory Blvd #626	1 MacArthur Place, Ste 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Santa Ana, CA 92707	
(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, **ALEXIS LAUREN GEE, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARLY MARIE EVANS, A SINGLE WOMAN,** 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 Townhome Lot 26 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, 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 Alexis Lauren Gee, a single woman by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230307-0016403 Register's Office for Davidson County, Tennessee, dated March 06, 2023 and recorded on March 07, 2023.

The said Alexis Lauren Gee having since married.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 506, as corrected in Book 8905, Page 49, Plat Book 7900, Page 621, Instrument Number 20010920-0101746, and Instrument Number 20210519-0067525, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20210115-0007399, Instrument Number 20211105-0148324 and amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620 and Instrument No. 20230426-0030536 and Amendment instrument No. 20240501-0031748, Register's Office for Davidson County, Tennessee.
• Common Elements Deed of record in Instrument Number 20220324-0033856, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement in favor of Harpeth Valley Utilties District of Davidson and Williamson Counties of record in Book 7142, Page 512, and Book 7142, Page 514, Book 8089, Page 718 and Book 8089, Page 722, in the Register's Office for Davidson County, Tennessee.
• Easements in favor of the State of Tennesse, of record in Book 7847, Page 343, and Book 7903, Page 73, in the Register's Office for Davidson County, Tennessee.
• Agreement in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 8891, Page 313, and Instrument No. 20030513-0064092, and as replaced by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20201218-0150077, in the Register's Office for Davidson County, Tennessee.
• Access Easement in favor of West Nashville Golf Company, L.P., of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee.

- Access Easement in favor of BancCorp South of record in Instrument No. 201002090010192, in the Register's Office for Davidson County, Tennessee.
- Modification of Easement of record in Instrument No. 20200603-0057097, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Access Utility Easement of record in Instrument No. 202012110145290 in the Register's Office for Davidson County, Tennessee.
- Confirmation of Expiration of Termination provisions of record in Instrument No. 202108040104791, in the Register's Office for Davidson County, Tennessee.
- Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and Seaside Fla, LLC of record in Instrument Number 20210115-0007394, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Intercreditor Agreement of record in Instrument Number 20210729-0102206, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20240111-0002497, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **615 Old Hickory Blvd #626, Nashville, Tennessee 37209**.

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 MARCH, 2026.

Alexis Lauren Gee

Thomas Higgins

Thomas Higgins, spouse of Alexis Lauren Gee, hereby joins in this conveyance and does transfer and convey any and all marital interest Thomas Higgins may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXIS LAUREN GEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS HIGGINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 March 19. 2026

Affiant Signature

23rd day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603230022908