Karen Johnson Davidson County
Batch# 1450574 DEEDWARR
07/22/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20260722-0066484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No. LM-26-2934

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsy Compean	Fairway Independent Mortgage Corporation	
(NAME)	(NAME)	
3215 Harpeth Springs Drive	4201 Marsh Lane	141-06-0D-196.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Melinda Morris, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elsy Compean, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as Unit No. 196 of Riverbridge Community, a Horizontal Property Regime located on Harpeth Springs Drive, in Nashville, Tennessee, together with Easements as shown on the plat of Riverbridge Community, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020999, said Register' s Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Melinda Morris, a single person by Warranty Deed from Jonathan D. Kuzma, unmarried of record in Instrument No. 20170901-0089997 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 01, 2017.

This is property more commonly known as 3215 Harpeth Springs Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in

do covenant with the said GRANTEES 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 GRANTEES, 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 this 14th day of July, 2026.

Melinda Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared Melinda Morris, 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 14th day of July, 2026.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/05/2029
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of July, 2026.

Affiant Signature

Date 7/20/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: [illegible]

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