WARRANTY DEED

Karen Johnson Davidson County
Batch# 891038 **DEEDWARR**
07/19/2022 03:52:38 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220719-0082895

G-BMR-22-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-08-2024

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)
Ross D. Potter and Ellen A. Potter	**New Owner**	
(NAME)	(NAME)	**131-06-0D-513.00-CO**
513 Belair Way	**17481 Hillgate Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Huntington Beach, CA 92649**	
(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, **TERRA MAJOR, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSS D. POTTER AND ELLEN A. POTTER, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE POTTER FAMILY TRUST DATED DECEMBER 13, 2012, AND ANY AMENDMENTS THERETO,** 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 Unit 513 of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701 and in Book 6824, page 298, Book 6890, Page 963, Book 6903, Page 351 and Book 6962, Page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, set forth in Exhibit "B" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Terra Major, LLC, a Pennsylvania limited liability company by Warranty deed from Rachel C. Tegano, unmarried of record in Instrument No. 20071221-0146651 Register's Office for Davidson County, Tennessee, dated December 18, 2007 and recorded on December 21, 2007.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284 and Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on Plat of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 6964, Page 525, Book 9398, Page 43, and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Book 6778, page 536, Instrument No. 201601130-003443 and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee.
- Subject to agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.
- Subject to deed for sewer, sewer lines and water mains of record in Book 7240, Pages 551, 567 and 610 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6517, Page 522; Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 436; Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and Book 7146, Page 188, in the Register's Office for Davidson County, Tennessee.

- Charter of Burton Hills Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Pages 216 and 220, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc. of record in Book 6665, Page 18, in the Register's Office for Davidson County, Tennessee.
- Agreement By and Between Burton Hills Properties, a General Partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 7240, Page (s) 547, 563, 571, 580, 590 and 595, 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: **513 Belair Way, Nashville, Tennessee 37215**.

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 14th DAY OF JULY, 2022.

Terra Major, LLC

BY: _____
F. Timothy Boylan
Sole Member

STATE OF ~~TENNESSEE~~ Pennsylvania (ICE)
COUNTY OF ~~DAVIDSON~~ Delaware (ICE)

Before me, the undersigned Notary Public, personally appeared F. TIMOTHY BOYLAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of TERRA MAJOR, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 14th of July, 2022.

_____
Notary Public
My Commission Expires: 12/2/2024
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Kim Eddinger, Notary Public
Montgomery County
My Commission Expires 12/2/2024
Commission Number 1211479

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212