THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344079** Karen Johnson Davidson County Batch# 1005305 DEEDWARR 05/19/2023 10:37:30 AM 3 pgs Fees: $18.00 Taxes: $1,502.20 20230519-0037716	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $406,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2023. Notary Public My Commission Expires: 10/16/2024 TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Alexander Carter and Mariah Carter 969 Ashland Place Drive Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 069-06-0B-029.00 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, **Brittany Ann McBurnie, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Carter and Mariah Carter, joint tenancy with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 29 on the plan of Ashland Place Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 2016086-0089473, amended in Instrument No. 20161021-0111700, Instrument No. 20180530-0051597 and in Instrument No. 20180530-0051597, Supplemental Declaration of record in Instrument No. 20190507-0042739, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BRITTANY ANN MCBURNIE, by deed from RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20200831-009869, dated August 27, 2020, said Register's Office.

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 2023 and subsequent years for Map-Par. 069-06-0B-029.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 2016086-0089473, amended in Instrument No. 20161021-0111700, Instrument No. 20180530-0051597 and in Instrument No. 20180530-0051597, Supplemental Declaration of record in Instrument No. 20190507-0042739 , said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160609-0058481, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20070302-0025691, said Register's Office.

Easement of record in Book 6570, page 248, reformed by Order and Judgment of record in Book 8045, page 982, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Book 6785, page 153, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6910, page 562, said Register's Office.

Grant of Easement of record in Instrument No. 20190628-0062921, said Register's Office.

This is improved property located at 969 Ashland Place Drive Nashville TN 37218

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 17th day of May, 2023.

Brittany Ann McBurnie

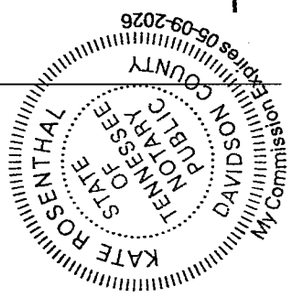
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Ann McBurnie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

Notary Public

My Commission Expires: 05-09-2026



Certificate of Authenticity

I, Joshua A. Terry, 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 5/17/2023.

Affiant Signature – Joshua A. Terry

5/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON