THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37872-09-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2023. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Natalie Russak 246 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** Capstar Bank c/o DocProbe 1133 Ocean Avenue Mail Stop Code: DP913 Lakewood, NJ 08701	**Tax Information:** Map and Parcel No.: 131060E24600CO

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, **Deborah K Slocum, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie Russak, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 246 Boxmere Place, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1062623 DEEDWARR
10/19/2023 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20231019-0081915

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of October, 2023.

Deborah K. Slocum

Deborah K Slocum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 246, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, Book 6921, page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah K. Slocum, an unmarried woman, by deed dated August 17, 2017 from William David Zickler and Katelyn Zickler, husband and wife, of record in Instrument No. 20170818-0085111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, , Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6691, Page 593; Book 6778, page 532, Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188 and Book 9882, Page 733, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Boxmere, Phase I a Condominium, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record in Plat Book 6250, Page 284 as revised in Plat Book 6250, page 649, and amended in Plat Book 6900, Page 304 Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and in Book 7147, page 416, Register's Office for Davidson County Tennessee.
8. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee.
9. Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
10. Utility Easements of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 17th day of October, 2023.

Affiant Signature

Date 10/17/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024