WARRANTY DEED

Karen Johnson
Batch# 1071937
11/15/2023 10:40:02 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20231115-0089043

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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)
Barbara Ann Fritch and Herbert Allen Fritch	**NEW OWNER**	
(NAME) **57 Brookhill Circle**	(NAME)	**131-06-0B-034.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **JOHN GREGG AND PATRICIA GREGG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA ANN FRITCH AND HERBERT ALLEN FRITCH, WIFE AND HUSBAND,** 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 Lot No. 34 on the Plan of Burton Hills Village of Foxview, Tracts 5, a Portion of Zone Lot II of record in Plat Book 6250, Page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Gregg and Patricia Gregg, husband and wife by Warranty deed from Gregory Beaulieu, unmarried of record in Instrument No. 20181114-0112147 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 14, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 6250, Page 284 and in Plat Book 6250, Page 564, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6625, Page 171, amended in Book 6917, Page 718, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book Burton Hills, Book 6517, Page 522 and amended Book 6778, page 536, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517 and amended in Book 6921, Page 224, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage Easement of record in Book 3702, Page 250, in the aforesaid Register's Office.
- Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383 and in Book 6550, Page 47, and Book 7147, Page 411, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7275, Page 826 and in Book 6917, Page 710, in the Register's Office for Davidson County, Tennessee.
- Maximum Square Footage Allocations record in Book 6626, Page 937, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6780, Page 333, 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: **57 Brookhill Circle, 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 13th DAY OF NOVEMBER, 2023.

John Gregg

Patricia Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GREGG, 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 13th of November, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA GREGG, 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 13th of November, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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