This instrument prepared by
DYER LAND TITLE COMPANY, INC.
314 NORTH CHURCH AVENUE
DYERSBURG, TENNESSEE 38024

Karen Johnson Davidson County
Batch# 1074540 DEEDWARR
11/22/2023 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20231122-0091045

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **S. LEO ARNOLD,** have bargained and sold and by these presents do hereby transfer and convey unto **CARLENE SONIA PAYSEN ROHR, AKA, SONIA PAYSEN ROHR, an unmarried woman,** the following described real estate, to wit:

Being Unit No. 601, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" as to the aforementioned Master Deed.

TAX PARCEL 131 - 060G - 601.00
Property Address: 601 Arkland Place, Nashville, TN. 37215

This being the same property conveyed unto S. Leo Arnold by Warranty Deed from Frank S. Melton and wife, Donna J. Melton recorded February 23, 2021 in Book 20210223, Page 0022400 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said above-described real estate, together with all improvements and appurtenances thereunto belonging unto the said GRANTEE, and unto her heirs and assigns, forever.

THE GRANTOR COVENANTs with the Grantee herein that he is lawfully seized and possessed of the above-described real estate, has a good and lawful right to sell and convey the same, and that said real estate is unencumbered.

This property is being conveyed subject to the following;

1. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for Horizontal Property Regime of Burton Hills, Village of Ashlawn , recorded at Book 7076, Page 696, as amended in Book 7308, Page 859in the Register's Office of Davidson County, Tennessee, including without limiting the

generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat

2. Subject to all matters shown on the Plan of Burton Hills Tracts 1, 2, 11 of record in Plat Book 6250, Page 978 and in Book 6900, page 304, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, page 593, Book 6778, page 536, Book 6911, page 120 and Book 6325, Page 588 in Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of the Council of Co-Owners, Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.

5. Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.

6. Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.

7. Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, in the Register's Office for Davidson County, Tennessee.

8. Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984 of record in Book 6470, Page 383; Book 7147, Page 411; Book 7147, Page 416 in the Register's Office for Davidson County, Tennessee.

9. Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985 of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.

10. Utility easements of record in Book 3702, Page 260, Book 3702, page 298 and Book 3702, page 491, in the Register's Office for Davidson County, Tennessee.

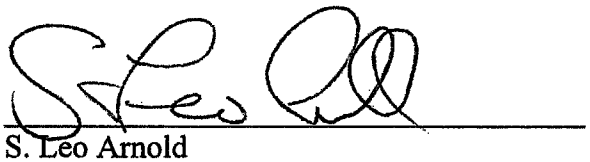
11. Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.

12. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079895, in the Register's Office for Davidson County, Tennessee.

13. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, and in Book 4298, page 491, Register's Office for Davidson County, Tennessee.

THE GRANTOR FURTHER COVENANTS and binds himself, his heirs, and representatives, that he will forever warrant and defend the title to the real estate unto the Grantee herein, her heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature.



S. Leo Arnold

STATE OF TENNESSEE
COUNTY OF DYER

Personally appeared before me, the undersigned Notary Public for County and State aforesaid **S. LEO ARNOLD** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing and attached instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office, in said state and county aforesaid, this the 22 day of November, 2023.

Ashley Kesterson
NOTARY PUBLIC
My Commission Expires: 02/18/26

ASHLEY KESTERSON STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY MY COMMISSION EXPIRES FEBRUARY 18, 2026

STATE OF TENNESSEE
COUNTY OF DYER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is **$420,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

S. Leo Arnold
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2023.

Courtney Gibbons
NOTARY PUBLIC
My Commission Expires: March 18, 2026

COURTNEY GIBBONS STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY
My Commission Expires Mar. 18, 2026

NEW OWNER AND PERSON
RESPONSIBLE FOR TAXES:
CARLENE SONIA PAYSEN ROHR
AKA SONIA PAYSEN ROHR
601 ARKLAND PL
NASHVILLE, TN 37215

TRUE COPY CERTIFICATION

I, JARRED S. CONWAY, 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 11/22/23 (date of document).

Jarred S. Conway

STATE OF TENNESSEE
COUNTY OF DYER

Sworn to and subscribed before me this 22 day of November, 2023.

Notary Public

My Commision Expires: 02/18/2026

Notary Seal's

