WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF NOVEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3041LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Betty Stavrou	New Owner	
701 Arkland Place		
Nashville, TN 37215		131 06 0G 701.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH TOMLINSON JR., AND WIFE, EVA C. TOMLINSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTY STAVROU,** UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The real estate located in Davidson County, Tennessee, described as follows:

Being Unit 701 of Burton Hills, Village of Ashlawn, A Condominium, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office of 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, Village of Ashlawn, A Condominium, as 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 Joseph Tomlinson, Jr.*, by Quit Claim Deed from Robert Luna and Vivian L. Williams, Successor Trustees of the Sue T. Cline Revocable Living Trust created March 18, 1999, of record in Instrument No. 20120424-0035009, in the Register's Office of Davidson County, Tennessee, dated April 20, 2012, and recorded on April 24, 2012.

**Eva C. Tomlinson joins in the execution of this document to convey any and all interest she may have in said property.*

Being the same property conveyed to The Sue T. Cline Revocable Living Trust, by Quit Claim Deed from Sue T. Cline, of record in Book 11393, Page 620, in the Register's Office of Davidson County, Tennessee, dated March 18, 1999, and recorded on March 22, 1999.

Being the same property conveyed to Sue Cline, unmarried, by Warranty Deed from Lillian L. Schklar, widow, of record in Book 10050, Page 428, in the Register's Office of Davidson County, Tennessee, dated April 30, 1996, and recorded on May 15, 1996. The said Sue Cline died on October 19, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Tracts 1, 2 & 11 of Burton Hills, as recorded in Book 6250, Page 978, as amended in Book 6900, Page 304. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as 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, Book 9882, Page 733 and Instrument No. 20031219-0181028. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, as amended by instrument(s) of record in Book 7308, Page 859; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is Improved property known as 701 Arkland Place, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1076428 DEEDWARR
11/29/2023 11:49:31 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20231129-0092086

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 28th day of November, 2023.

Joseph Tomlinson Jr.

Eva C. Tomlinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSEPH TOMLINSON JR. AND EVA C. TOMLINSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of November, 2023.

Notary Public

My Commission Expires:

