WARRANTY DEED

Karen Johnson Davidson County
Batch # 1102321 DEEDWARR
02/20/2024 10:51:45 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20240220-0011288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 06/06/2024
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
AKCAB, LLC, a Tennessee limited liability company	New Owner	131-06-0-G-308.00CO
(NAME)	(NAME)	
1213 Mary Helen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Spencer Turner**, **a married man** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AKCAB, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Unit No. 308, of BURTON HILLS, VILLAGE OF ASHLAWN, a CONDOMINIUM, created under Title 66, Chapter 27, Section 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, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit to said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas Spencer Turner, an unmarried man, by Warranty Deed dated 01/31/2018 from Jonathan D. Lucas of record in Instrument No. 20180206-0011869, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor

This conveyance is subject to the following:
Matters shown on plats of record in Plat Book 6250, Page 978 and Plat Book 6900, Page 304, Register's Office for Davidson County, Tennessee.
Master Deed and Bylaws of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, Page 522, as amended in Book 6778, Page 536, Book 6911, Page 120, Book 7076, Page 691, Register's Office for Davidson County, Tennessee. Assignment of Rights and Status of Developer of record in Book 8967,

Page 735, Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Village of Ashlawn Council, of record in Book 7154, Page 239, Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Homeowners Association of record in Book 6517, Page 505, as amended in Book 6921, Page 216, Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Recreational Association of record in Book 6517, Page 511, as amended in Book 6921, Page 214, Register's Office for Davidson County, Tennessee.
Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20140902-0079895, Register's Office for Davidson County, Tennessee.
Deeds of Conveyance to Metro of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 585, Book 7240, Page 605 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 308 Ashlawn Court, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns forever; and we do covenant with 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 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 GRANTEES, their successors 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.

Effective the 15th day of February, 2024.

Thomas Spencer Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of February, 2024, personally appeared Thomas Spencer Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 1-07-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215