WARRANTY DEED

Karen Johnson Davidson County
Batch# 1158352 DEEDWARR
07/15/2024 03:02:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20240715-0053154

File #24-TC-0502-P

(SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 2/13/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Rapp	Churchill Mortgage	
(NAME) 502 Belair Way	(NAME) 1749 Mallory Lane #100	**131 06 0D 502.00**
(ADDRESS) Nashville TN 37215	(ADDRESS) Brentwood TN 37027	
(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,

JOSEPH DAVIS SHUSTER AND SAMANTHA ANN SHUSTER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ASHLEY RAPP, AN UNMARRIED WOMAN

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 Unit No. 502, on the Plan of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE 1, A CONDOMINIUM, established by Master Deed and By-Laws of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Instrument Number 20010627-0068123, re-recorded in Instrument Number 20050708-0079325; and further amended in Instrument Number 20160113-0003443, Instrument Number 20160526-0053151, and Instrument No. 20240508-0033807; amended By-Laws of record in Book 6911, Page 827 and Instrument Number 20031016-0153582, 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 Plan of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE 1, A CONDOMINIUM, for placement of Units, as shown on Exhibit "B" to the Sixth Amendment of record in Book 9398, Page 43, Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Joseph Davis Shuster and Samantha Ann Cotton, husband and wife, by Warranty Deed from Nancy Hannah Petty, a single woman, of record in Instrument No. 20200310-0026727, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 10, 2020. Joseph Davis Shuster and Samantha Ann Cotton have since married. Samantha Ann Cotton is nka Samantha Ann Shuster.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF BURTON HILLS, as recorded in Plat Book 6250, Page(s) 649 and Plat Book 6250, Page 284.
* Declaration of Covenants, Conditions and Restrictions recorded 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 and Assignment of Rights and Status of Developer recorded in Book 8967, Page 735.
* 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 TOWNHOMES, VILLAGE OF BELAIR, PHASE 1, A CONDOMINIUM of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Instrument Number 20010627-0068123, re-recorded in Instrument Number 20050708-0079325; and further amended in Instrument Number 20160113-0003443, Instrument Number 20160526-0053151, and Instrument No. 20240508-0033807; amended By-Laws of record in Book 6911, Page 827 and Instrument Number 20031016-0153582; 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.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.
* Easement for Sanitary Sewer, recorded in Book 7240, Page 551; Book 7240, Page 543; Book 7240, Page 559; Book 7240, Page 563; Book 7240, Page 567; Book 7240, Page 571 and Book 7275, Page 826.
* Easement for Water Main, recorded in Book 7240, Page 580; Book 7240, Page 585; Book 7240, Page 590; Book 7240, Page 600; Book 7240, Page 605 and Book 7240, Page 610.
* 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **502 Belair Way, Nashville, TN 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 15th day of July, 2024.

Joseph Davis Shuster

Samantha Ann Shuster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2024, before me personally appeared Joseph Davis Shuster, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2024, before me personally appeared Samantha Ann Shuster, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

I Lisa Allard, 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 July 15, 2024.

July 15, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 15, 2024.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY