BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1165651 DEEDWARR
08/02/2024 09:44:06 AM 2 pgs
Fees: $13.00 Taxes: $1,990.60

20240802-0058727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF August

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Uhrich	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
7023 Westside Circle	1036 Stearman Drive, Suite 6	143-03-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HEATHER MARABETI AND WILL PINKSTON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN UHRICH, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 1 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66, Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units. The Common Area is now known as Westside Circle Homeowners Association, INC, a Tennessee non-profit corporation pursuant to deed of record Instrument No. 20240627-0048221.

Being the same property conveyed to Heather Marabeti and Will Pinkston, wife and husband, by Warranty Deed from Boost Commons II, LLC, a Tennessee limited liability company, of record in Instrument No. 20200917-0106530 Register's Office for Davidson County, Tennessee, dated September 15, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-874

unimproved _
This is improved x property, known as 7023 Westside Circle, Nashville, TN 37205
(House Number) (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 heirs 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 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 this 1st day of August, 2024.

Heather Marabeti by Will Pinkston

Heather Marabeti By: Will Pinkston, As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared Will Pinkston, to me known to be the person who executed the foregoing instrument on behalf of Heather Marabeti and acknowledged that he executed the same as the free act and deed of Heather Marabeti.

Witness my hand and official seal this 1st day of August, 2024.

Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this 1st day of August, 2024.

Will Pinkston

Will Pinkston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Will Pinkston, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2024.

Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

CH2024-874