THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848490

Karen Johnson
Batch # 1168390
08/13/2024 10:19:58 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20240813-0061054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2024.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas C. Alsup, Trustee PO Box 41652 Nashville, TN 37220	New Owner	Tax Parcel ID No. 131 06 0G 707.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard L. Hartselle and Lynn Tate Hartselle, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas C. Alsup, Trustee of the Turner Alsup Supplemental Needs Trust dated the 19th day of August, 2009**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 707 of BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859, said Register's Office, 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 Richard L. Hartselle and Lynn Tate Hartselle, husband and wife, by Warranty Deed from Margaret Smith, unmarried, of record in Instrument No. 20180214-0014517, in the Register's Office of Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, 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 REVISED PLAT OF BURTON HILLS, as recorded in Plat Book 6250, Page 649.

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 Plat Book 6250, Page 978 as amended in Plat Book 6900, Page 304.

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 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.

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 and Book 9882, Page 733.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6470, Page 366.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.

Easement recorded in Instrument No. 20140902-0079895.

Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47.

This is improved property located at 707 Arkland Place, #707 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2024.

Richard L. Hartselle

Lynn Tate Hartselle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard L. Hartselle and Lynn Tate Hartselle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2024.

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2