Karen Johnson Davidson County
Batch # 1172301 DEEDWARR
08/20/2024 02:17:21 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240820-0063892

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63762
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack Hawiger Joanna Hawiger 1836 Laurel Ridge Dr. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131060G30100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin M. Russell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Hawiger and Joanna Hawiger, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 301 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978 and Book 6900, page 304 and further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Benjamin M. Russell, an unmarried man, by Warranty Deed from Jessica Norfleet, unmarried, dated March 11, 2016 and recorded on March 15, 2016 of record in Instrument No. 20160315-0024389, Register's Office for Davidson County, Tennessee.

Ashley Binhlam Dao, spouse of Benjamin M. Russell, joins in the execution of this instrument solely to convey any and all marital interest she may have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 6250, page 978, amended in Book 6900, page 304 and as further shown as Exhibit "B" to the Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7076, page 696; Book 7308, page 859, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the

Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, amended in Book 6911, page 120; and Book 6778, page 536, said Register's Office. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, said Register's Office. Charter of Burton Hills Homeowners Association of record in Book 6517, page 505, amended in Book 6921, page 216, said Register's Office. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-0079895, said Register's Office.

This is improved property, known as 301 Ashlawn Court, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 2024.

Benjamin M. Russell

Ashley Binhlam Dao

State of Tennessee

County of Davidson

On this 16th day of August, 2024, before me the undersigned authority, personally appeared Benjamin M. Russell and Ashley Binhlam Dao, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 5/8/28

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 16th day of August, 2024.

Notary

My Commission Expires: 5/8/28

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028