Karen Johnson Davidson County
Batch# 1174771 DEEDWARR
08/27/2024 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20240827-0065814

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38302-08-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 26th day of August, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Richard Martin, Catherine Martin 237 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** New Owners 2404 Sterling Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 131060E23700CO

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, **Amy C. Harris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Martin and Catherine Martin, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 237 Boxmere Place, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of August, 2024.

Amy C. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 26th day of August, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 237 of Burton Hills -Village of Boxmere -Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Third Amendment to Master Deed of record in Book 6921, page 226 amending Master Deed of record in Book 6666, Page 749, as amended by First Amendment of record in Book 6824, Page 308 and Second Amendment of record in Book 6908, Page 738, 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 Amy C. Harris, an unmarried person, by deed dated September 30, 2020 from Evelyn C. Hutcherson, an unmarried person, of record in Instrument No. 20201001-0113642, in the Register's Office of Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 20240820-0063884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 and Book 6911, Page 120, Register's Office for Davidson County, Tennessee.
3. 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 Boxmere-Phase 1 Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308 Book 6908, Page 738, Book 6921, Page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee; 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.
4. Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions recorded in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.
5. Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, Page 304, Register's Office for Davidson County, Tennessee.
8. Easements of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 563, Book 7240, page 567, Book 7240, Page 571, Book 7240, page 580, Book 7240, Page 590, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
9. Utility Easements in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common areas and/or elements.
11. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

Tennessee Certification of Electronic Document

I, George Mudter, 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 August 26, 2024 (date of document).

Affiant Signature

August 26, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

