RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-8-27

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

DM-P-24-601-54

Karen Johnson
Batch # 1208532
11/26/2024 10 58 05 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20241126-0092386

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
William Burnett and Lucy Burnett	OWNER	
(NAME)	(NAME)	**171-03-0B-250 00-CO**
601 Old Hickory Blvd #54		
(ADDRESS)	(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, **ANGELA BRZOZOWSKI AND RYAN COPA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM BURNETT AND LUCY BURNETT, HUSBAND AND WIFE,** 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 12 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Angela Brzozowski by Warranty Deed from John Lee Maxcy, Jr and wife, Emily C Maxcy of record in Instrument No 20140703-0059049 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 03, 2014

Ryan Copa, spouse of Angela Brzozowski, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee
- PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920 Page 65, amended in Book 9500 Page 393, Book 9860 Page 840, Book 10294 Page 850, Book 10694 Page 541, Book 10126 Page 435, amended in Book 10224 Page 683, Book 10393 Page 11, Book 10628 Page 517, Book 11550 Page 531, Book 11682 Page 75, Instrument Number 20000719-0070558 and Instrument Number 20050705-0076596, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, Book 11550, Page 554 and Instrument No 20150102-0000219, and Instrument No 20191127-0122853, in the Register's Office for Davidson County, Tennessee
- By-Laws for Townhomes of record in Book 10126, Page 486, amended in Book 10275, Page 959, and Book 11550, Page 554, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee
- Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee
- QCD for common areas to HOA of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee
- Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Book 9698, Page 124,

and Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee
- Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee
- Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee
- Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee
- Strom Water Detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee
- Easement for Cable Television of record in Instrument Number 20000516-0049387, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Book 9607, Page 431, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **601 Old Hickory Blvd #54, Brentwood, Tennessee 37027**

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 22 DAY OF NOVEMBER, 2024

Angela Brzozowski

Ryan Copa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my/our hand(s) this the 22 DAY OF NOVEMBER, 2024

Notary Public
My Commission Expires 11-22-24
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my/our hand(s) this the 22 DAY OF NOVEMBER, 2024

Notary Public
My Commission Expires 11-22-24
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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