Karen Johnson
Batch # 1221720
12/30/2024 02:17:27 PM
Fees: $13.00 Taxes: $1,535.50
Davidson County
DEEDWARR
2 pgs
20241230-0101158

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: (DL) Title No.: 63874
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
MMI Properties, LLC 330 Plus Park Blvd Nashville, TN 37217-1001	INS Bank Green Hills 2106 Crestmoor Rd Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131060G11100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanne Elizabeth Rusie, a widow who has not remarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MMI Properties, LLC, a Tennessee limited liability company,** 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. 111 of Burton Hills Villages 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, amended in Book 6900, page 304, and as 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 Joanne Elizabeth Rusie and William Frederick Rusie, Jr., husband and wife, by Warranty Deed from Soraya R. Chamanian, unmarried, dated October 26, 2020 and recorded on October 30, 2020, of record in Inst. No. 20201030-0127224, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 978, amended in Book 6900, page 304, and as further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Book 7076, page 696, amended in 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Subject to the 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, which sets forth assessments, liens and other matters, to which

Declaration reference is hereby made for more particulars; 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 Inst. No. 20140902-0079895, said Register's Office.

This is improved property, known as 111 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 19th day of December, 2024.

Joanne Elizabeth Rusie

Joanne Elizabeth Rusie

State of Tennessee

County of Davidson

On this 19th day of December, 2024, before me the undersigned authority, personally appeared Joanne Elizabeth Rusie, 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.

My Commission Expires:



Notary

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: $415,000.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2024.



My Commission Expires:

Notary