WARRANTY DEED

Karen Johnson Davidson County
Batch# 1241832 DEEDWARR
02/27/2025 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,238.50
20250227-0014611

JM-MRE-25-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/27 (AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**Same As New Owner**	
(NAME)	(NAME)	**131-06-0B-008.00-CO**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **RANDAL M. LEA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 8 as shown on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randal M. Lea, unmarried by Warranty Deed from Graham Lea Jackson and Randal M. Lea, as Co-Executors under the Will of Anne G. Lea of record in Instrument No. 20021025-0131021 Register's Office for Davidson County, Tennessee, dated October 24, 2002 and recorded on October 25, 2002.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Book 6250, Page 564, Book 6250, Page 978 and Book 6250, Page 284, Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Village of Foxview of record in Book 6625, Page 171, amended in Book 6917, Page 718, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, Page 522, amended in Book 6778, Page 536, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in amended in Book 6691, page 592, Book 6778, page 532, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and in Book 7146, page 188, said Register's Office.
- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214, and Book 6655, Page 937 in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517, amended in Book 6921, Page 224, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage Easement of record in Book 3702, Page 250, in the aforesaid Register's Office.
- Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383 and in Book 6655, Page 47, and Book 7147, Page 411, Book 7147, Page 416 , in the Register's Office for Davidson County, Tennessee.
- Deed to HOA in Book 6917, Page 710, Register's Office for Davidson County, Tennessee.
- Deed to The Metropolitan Government of Nashville and Davidson County of record in Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat of Burton Hills, of record in Book 6250, page 649, in said Register's Office.
- Maximum Square Footage Allocations record in Book 6626, Page 937, in the Register's Office for Davidson

County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **24 Belcaro Cir, Nashville, Tennessee 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(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 26th DAY OF FEBRUARY, 2025.

Randal M. Lea

Patricia Lea

Patricia Lea

Patricia Lea, spouse of Randal M. Lea, hereby joins in this conveyance and does transfer and convey any and all marital interest Patricia Lea may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDAL M. LEA, 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 hand and official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA LEA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA LEA, 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/they executed the within instrument for the purposes therein contained.

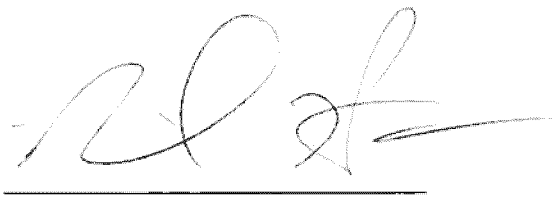
Witness my hand and official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 **February 26, 2025**.



Affiant Signature

2/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26** day of **February**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

