THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350411

Karen Johnson Davidson County
Batch # 1264999 **DEEDWARR**
04/25/2025 10 55 40 AM 2 pgs
Fees $13 00 Taxes $3,700 00

20250425-0031931

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,000,000 00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2025

Notary Public
My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04. 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandra Laurain 707 Summerwind Circle Nashville TN 37215	New Owner	Tax Parcel ID No 131 06 0B 069.00

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, **William R. Moore and Katherine J. Moore, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra Laurain, married**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 65 on the Plat of BURTON HILLS VILLAGE OF SUMMERWIND TRACT 12 A PORTION OF ZONED LOT II, as of record in Plat Book 6250, Page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Moore and Katherine J. Moore, husband and wife, as tenants by the entirety, by Warranty Deed from John P. Moss, unmarried, of record in Instrument No. 20151028-0109593, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 28, 2015. Scrivener's Affidavit recorded November 10, 2015 in Instrument No. 20151110-0114191.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS VILLAGE OF SUMMERWIND TRACT 12 A PORTION OF ZONED LOT II, as recorded in Plat Book 6250, Page(s) 811 ; Amendment recorded in Book 6778, Page 709.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, as recorded in Plat Book 6250, Page 284; REVISED PLAT OF BURTON HILLS recorded in Plat Book 6250, Page 649.

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, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691 and Book 7146, Page 188.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6778, Page 510, as amended in Book 6917, Page 736 and amendment to Bylaws in Instrument No. 20220811-0091244.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.

Agreement as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411; Book 7147, Page 416.

Charter for Burton Hills Homeowners Association recorded as Book 6517, Page 505.

Charter for Burton Hills Village of Summerwind Association recorded as Book 6778, Page 505.

This is improved property located at 707 Summerwind Circle Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of April, 2025

William R. Moore

Katherine J. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of April, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____