THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450745** Karen Johnson Davidson County Batch # 1274050 **DEEDWARR** 05/16/2025 09 49 08 AM 2 pgs Fees $13 00 Taxes $1,655 75 20250516-0038638	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $447,500.00 Affiant Subscribed and sworn to before me, this 15th day of May, 2025 Notary Public My Commission Expires JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner Chloe Baughman 527 Belair Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information· Tax Parcel ID No 131 06 0D 527.00

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, **Whatley Foss Hamilton, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chloe Baughman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 527, of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325; Book 9398, Page 43, Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708- 0079325, Instrument No. 20031016-0153582 and further amended in Instrument No 20160113-0003443; Instrument No. 20160526-0053151 and Instrument No. 20240508-0033807, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit

Being the same property conveyed to Whatley Foss Hamilton, by Warranty Deed from Barbara E Krall and Steven R Krall, Wife and Husband, of record Instrument No 20210827-0115874, in the Register's Office of Davidson County, Tennessee, dated August 26, 2021, and recorded on August 27, 2021 Paul Flournoy joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Whatley Foss Hamilton

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 REVISED PLAT OF BURTON HILLS, as recorded in Plat Book 6250, Page 469, which Revises the plat of Plat Book 6250, Page 284.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, 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; Book 7146, Page 188 and Book 9882, Page 733 and Assignment of Rights and Status of Developer recorded in Book 8967, Page 735 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 TOWNHOMES, VILLAGE OF BELAIR, PHASE 1, A CONDOMINIUM of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325; Book 9398, Page 43, Instrument No 20010627-0068123, which was re-recorded in Instrument No. 20050708- 0079325, Instrument No 20031016-0153582 and further amended in Instrument No 20160113-0003443, Instrument No. 20160526-0053151 and Instrument No 20240508-0033807; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588

Easement for Sanitary Sewer, recorded in Book 7240, Page 551; Book 7240, Page 543; Book 7240, Page 559, Book 7240, Page 563; Book 7240, Page 567; Book 7240, Page 571 and Book 7275, Page 826

Easement for Water Main, recorded in Book 7240, Page 580; Book 7240, Page 585, Book 7240, Page 590; Book 7240, Page 600; Book 7240, Page 605 and Book 7240, Page 610.

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

Note. The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, nor any proof that they are publicly maintained

Charter for Burton Hills Homeowners Association, Inc., Book 6517, Page 505 and Amendment Book 6921, Page 216.

Charter for Burton Hills Townhomes, Village of Belair, Phase I Council, Inc , Book 6665, Page 18 and Amendment Book 6921, Page 220.

This is improved property located at 527 Belair Way 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 15th day of May, 2025

Whatley Foss Hamilton

Paul Flournoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whatley Foss Hamilton and Paul Flournoy, 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 15th day of May, 2025

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____