WARRANTY DEED

Karen Johnson Davidson County
Batch # 1276029 DEEDWARR
05/21/2025 10 44 07 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20250521-0039988

10-A

G-C-25-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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)
Jeremy Steven Hunziker and Sara Davis Puryear	New owner	
(NAME)	(NAME)	**131-06-0D-514 00-CO**
514 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DAVID C. HEUSINKVELD AND REGAN A. LOGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY STEVEN HUNZIKER AND SARA DAVIS PURYEAR, 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 514, together with the appurtenant interest in the common elements of Burton Hills Townhomes Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, page 70, as amended 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 and Book 9398, page 43, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site plan attached as Exhibit B to the aforementioned Master Deed

Being the same property conveyed to David C Heusinkveld and Regan A Logan by Warranty Deed from Peggie J Anderson, unmarried of record in Instrument No 20000605-0055668 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on June 05, 2000

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284 and Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee
- Subject to all matters as shown on Plat of record in Book 6250, page 978, 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 6690, Page 70, amended 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, and in Instrument No 20010627-0068123, re-recorded in Instrument No 20050708-0079325, Book 6778, page 536, Instrument No 201601130-003443 and Instrument No 20160526-0053151, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582, 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 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and Book 7146, Page 188, 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 Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Pages 216 and 220, in the Register's Office for Davidson County, Tennessee
- Charter of Burton Hills Recreational Association, Inc of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee
- Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc of record in Book 6665, Page 18, in the Register's Office for Davidson County, Tennessee

- Subject to agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee
- Subject to deed for sewer, sewer lines and water mains of record in Book 7240, Pages 551, 567 and 610 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee
- Agreement By and Between Burton Hills Properties, a General Partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 7240, Pages 547, 563, 571, 580, 590, 595 and 600, 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 **514 Belair Way, 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 20th DAY OF MAY, 2025

David C Heusinkveld

Regan A Logan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C HEUSINKVELD, 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 20th of May, 2025

Notary Public
My Commission Expires 1-4-27
(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, REGAN A LOGAN, 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 20th of May, 2025.

Notary Public
My Commission Expires 1-4-27
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212