Karen Johnson Davidson County
Batch# 1282096 DEEDWARR
06/06/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250606-0044782

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2025.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Hirt	**New Owner**	**164-06-0B-121.00CO**
1155 Glenbrook Drive		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Paul Day and Robbin Day, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Hirt, a married man,

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 78, on the plan of the Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being all of the property conveyed to Paul Day and Robbin Day, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20181107-0110307, dated October 30, 2018, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20121109-0103798, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137, Instrument No. 20180713-0068064, Instrument No. 20180924-0094137, Instrument No. 20190605-0053811, Instrument No. 20210329-0041049, Instrument No. 20210329-0041050, Instrument No. 20210412-0047996, Register's Office for Davidson County, Tennessee.
c. Easement to Colonial Pipeline Company of record in Book 3644, Page 317, Book 3670, Page 396 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.
d. Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee.
e. Easement to Tennessee Telephone Company DBA Telecom TDS of record in Instrument No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
f. Transmission Line Easement of record in Book 5799, Page 662, Instrument No. 20020905-0107384 and Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee.

g. Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
h. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee.
i. TVA Line Easement of record in Book 4579, Page 913 and Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee.
j. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080502-0045461, in the Register's Office for Davidson County, Tennessee.
k. Waiver of Option Agreement of record in Instrument No. 20170802-0078535, in the Register's Office for Davidson County, Tennessee.
l. Assignment of Developers Rights of record in Instrument No. 20170802-0078538 and Instrument No. 20210329-0041049, in the Register's Office for Davidson County, Tennessee.
m. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
n. Access, Utility and Drainage Easement Agreement of record in Instrument No. 20171229-0132505, in the Register's Office for Davidson County, Tennessee.
o. Charter for Homeowners Association of record in Instrument No. 200060823-0103546, in the Register's Office for Davidson County, Tennessee.
p. Subject to rights of others in and to common areas/elements.
q. Subject to lien for special assessment contained in DCCR's/Master Deed.
r. Subject to HOA dues- if any.
s. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 642 Bradburn Village Circle, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 6th day of June, 2025.

Paul Day

Robbin Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Paul Day and Robbin Day,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2025.

Notary Signature
My commission expires: 10-21-26

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **25-222**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

6/6/25.

Date

Affiant Signature

June 6, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 6th day of June, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 7/6/25
COUNTY OF WILLIAMSON