WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1294536
07/08/2025 10 11 48 AM
Fees $13 00 Taxes $1,489 25

Davidson County
DEEDWARR
2 pgs

20250708-0053480

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)
2201 S Ashford Ct LLC	**Same as New Owner**	
(NAME) **35 SW 12th Ave.**	(NAME)	**108-12-0B-062 00-CO**
(ADDRESS) **Dania Beach, FL 33004**	(ADDRESS)	
(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, **WILLIAM TROY LUTTRELL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2201 S ASHFORD CT 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

The following described tract or parcel of land, to wit

Being Lot No 41 on the Plan of Harborview, Phase 1-A, Section 2, of record in Plan Book 6900, Page 756, Register's Office for said County, to which plan reference is hereby made for page description

Being the same property conveyed to Richard A Northcutt, Trustee by Trustee's Quitclaim Deed from Ivan Luttrell, of record in Instrument No 20081209-0118787, Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on December 09, 2008 and within the same deed the said Richard A Northcutt, Trustee conveyed his interest in the subject property to Ivan Luttrell, Ann Marie Luttrell and William Troy Luttrell, as tenants in common with right of survivorship

Ivan Eugene Luttrell having since died on March 31st, 2024 leaving Ann Marie Lutrell and William Troy Luttrell as surviving tenants

Ann Marie Luttrell having since died on December 7th, 2024 leaving William Troy Luttrell as the sole surviving tenant

This conveyance is subject to
• Taxes for the year 2025, a lien not yet due and payable
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, 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 7471, Page 26 as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, and Book 7522, Page 345, Register's Office for Davidson County, Tennessee
• By-Laws of Harborview at Cheswicke Homeowners Association of record in Book 7471, Page 62 and 10316, Page 891 and Book 8263, Page 540 in the Register's Office for Davidson County, Tennessee
• Charter of Harborview at Cheswicke Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, and Book 8263, Page 555, in the Register's Office for Davidson County, Tennessee
• Conveyance of common areas to Harborview of Cheswicke Homeowners Association of record in Book 8297, Page 376 and Book 9108, page 73, in the Register's Office for Davidson County, Tennessee.
• Harborview at Cheswicke Association, Inc., Rules and Regulations of record in Instrument Number 20160523-0050983, in the Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in deed, of record in Book 5658, page 984, Registers Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8068, Page 723, 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 **2201 S. Ashford Court, Nashville, Tennessee 37214**

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 30th DAY OF JUNE, 2025

William Troy Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TROY LUTTRELL, 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 30th of June, 2025

Notary Public
My Commission Expires 03/16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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