THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651278** Karen Johnson Davidson County Batch # 1298623 DEEDWARR 07/18/2025 10 02 48 AM 2 pgs Fees $13 00 Taxes $1,480 00 20250718-0056706	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000 00 Affiant Subscribed and sworn to before me, this 17th day of July, 2025 Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Burton Building Group, LLC. 122 Gilman Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 116 03 0B 103.00

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, **Kate Patton n/k/a Kate Brandon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Burton Building Group, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain interest in land in Davidson County, State of Tennessee, and described as follows:

Being Unit Number 103 as shown on the Plat of ROYAL OAKS APARTMENTS, a condominium, of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972 and Appointment of Successor Trsutee recorded in Book 5673, Page 622, et seq., in said Register's Office. Said Unit is also known as Apartment 103.

Being the same property conveyed to Kate Patton, a single woman, by Warranty Deed from David L. Eagan, Jr, of record in Instrument No. 20180917-0091880, in the Register's Office of Davidson County, Tennessee, dated September 12, 2018, and recorded on September 17, 2018.

Justin Brandon joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 and assessments for the year 2025 and subsequent years, 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 ROYAL OAKS APARTMENTS, as recorded in Plat Book 5200, Page(s) 45.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF LOTS 1,2,4 & 5, ROYAL OAKS, as recorded in Plat Book 4660, Page(s) 59.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 Harding Road Homeowners' Association of record in Book 5282, Page 972 and Appointment of Successor Trsutee recorded in Book 5673, Page 622; 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.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4835, Page 964.

Easement recorded in Book 3165, Page 607 and Book 5144, Page 244.

Easement recorded in Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524.

Easement upon that portion of Lot 2 on the Plan of Royal Oaks which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and recorded in Book 4668, Page 986.

Easement recorded in Instrument No. 20180309-0022567.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

Charter for 4505 Harding Road Homeowners' Association recorded as Book 5282, Page 501.

This is improved property located at 4505 Harding Pike, #103 Nashville TN 37205

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 17th day of July, 2025.

Kate Brandon

Justin Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kate Brandon and Justin Brandon, 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 17th day of July, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028