Karen Johnson Davidson County
Batch# 1300453 DEEDWARR
07/21/2025 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20250721-0057444

| | |
|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.<br><br>(Affiant)<br>Sworn to and subscribed before me this 21st day of July, 2025.<br><br>Notary Public<br>My commission expires: 7/3/2026 |

MARCYA H. D. BOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Armitage, LLC**<br>(NAME) | **Armitage, LLC**<br>(NAME) | **104-12-0C-313.00-CO** |
| **10 Gleneagles Drive**<br>(ADDRESS) | **10 Gleneagles Drive**<br>(ADDRESS) | |
| **Newport Beach, CA 92660**<br>(City) (State) (Zip) | **Newport Beach, CA 92660**<br>(City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Laura Marie Burdine and James Michael Shipman, 2nd** (herebey joining in this Deed for the purpose of conveying and releasing all right, title, and interest, including any and all homestead and marital rights, in and to the described property)", **husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Armitage, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 104 of Villages at Acklen, as shown on the Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705 and 20061108-0139002, Register's Office for Davidson County, Tennessee as amended, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Laura Marie Burdine, unmarried and Miles A. Burdine, married, as tenants in common with right of survivorship by Warranty Deed from Taylor M. Woodroof and Tessa M. Woodroof, husband and wife of record in Instrument No. 20200629-0070286 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 29, 2020.

Being the same property conveyed to Laura Marie Burdine, an unmarried woman by Quitclaim Deed from Laura Marie Burdine, an unmarried woman, and Miles A. Burdine, an unmarried man of record in Instrument No. 20220126-0009275 Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on January 26, 2022.

This is improved property informally known as: 2110 Acklen Avenue, Unit 104, Nashville, Tennessee 37212

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) taxes for the year 2025 and subsequent years, a lien not yet due and payable, (6) subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee, (7) Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 and Instrument No. 20070621-0074025, with Revocation of the Master Deed of record in Instrument No. 20061108-0139001, Register's Office for Davidson County, Tennessee, (8) By-Laws of Villages at Acklen Homeowners' Association as appended to the Master Deed of record in Instrument Number 20051221-0152869, shown in Exhibit "D", in the Register's Office for Davidson County, Tennessee, (9) Charter of Villages at Acklen Homeowners' Association as appended to the Master Deed and By-Laws of record in Instrument Number 20051221-0152869, in the Register's Office for Davidson County, Tennessee, (10) Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office, (11) Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee, and (12) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2025.

Laura Marie Burdine

James Michael Shipman, 2nd (signing soley to release marital interest)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of July, 2025, before me personally appeared Laura Marie Burdine and Michael Shipman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2025.

Marcya H D Bove
Notary Signature
My commission expires: 7/3/2028

MARCYA H. D. BOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Marcya Bove, 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 07/21/2025 (date of document).

Marcya Bove
Affiant Signature

07/21/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of May, 2025

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

