THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751670

Prepared by
Record and Return
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2025

Notary Public
My Commission Expires _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1304998
08/01/2025 11 15 49 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250801-0061116

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Robert W Cohen 211 Boxmere Place Nashville TN 37215	New Owner	Tax Parcel ID No 131-06-0E-211.00 CO

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, **Christine A. Brinkerhoff, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Cohen**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit No 211 , together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase 1 , a horizontal property regime established by Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738 and Book 6921, page 226, Register's Office for Davidson County, Tennessee , said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed

Being the same property conveyed to PATRICK A DIENER and wife, CHRISTINE A. BRINKERHOFF, by deed from ROBERT PRESTON BRAMLETT and wife, ASHLEY NICOLE BRAMLETT, of record in Instrument No. 20070207-0016016, dated January 31, 2007, said Register's Office

Pursuant to the Marital Dissolution Agreement, PATRICK A DIENER conveyed to CHRISTINE A BRINKERHOFF by quitclaim deed of record in Instrument No 20130716-0073355, dated May 24, 2013, said Register's Office

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-06-0E-211.00 CO

Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226 and ByLaws amended in Book 6911, page 831, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522 amended in Book 6778, page 536, said Register's Office.

Agreements by and between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office

This is improved property located at 211 Boxmere Place Nashville TN 37215

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 30th day of July, 2025

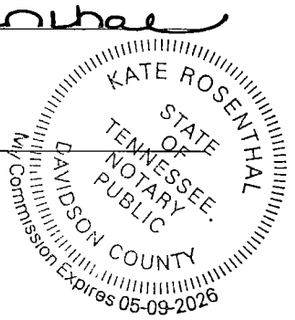
Christine A Brinkerhoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine A. Brinkerhoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 30th day of July, 2025

Notary Public



My Commission Expires: _____