THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751647** Karen Johnson Davidson County Batch # 1305736 **DEEDWARR** 08/04/2025 10 24 45 AM 2 pgs Fees $13 00 Taxes $2,127 50 20250804-0061459	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2025 Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Amanda Hart Elcan and Gerald Chapski 22 Glenburnie Road Boston, MA 02132	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143 03 0E 029.00

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, **Andrea H. Wilburn and Nathan D. Wilburn, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Hart Elcan, an unmarried woman, and Gerald Chapski, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 29 together with the appurtenant common elements of 1101 BOOST COMMONS, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 BOOST COMMONS, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, at amended in Instrument Nos. 20181105-0109337, and the Instrument no. 20190930-0099544, and Instrument No. 20201221-0150988, Instrument No. 20210525-007066, and Instrument No. 20240408-0024701, Register's Office, for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenant of 1101 BOOST COMMONS, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Andrea H. Wilburn and Nathan D. Wilburn, wife and husband, by Quitclaim Deed from Andrea H. Wilburn, married, of record in Instrument no. 20240501-0031731, in the Register's Office of Davidson County, Tennessee, dated April 30, 2024 and recorded on May 01, 2024.

Being the same property conveyed to Andrea H. Wilburn, unmarried, by Warranty Deed from Mackenzie Bass, an unmarried woman, of record in Instrument no. 20240229-0013875, in the Register's Office of Davidson County, Tennessee, dated February 08, 2024 and recorded on February 29, 2024.

Being the same property conveyed to Mackenzie Bass, an unmarried woman, by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company, of record in Instrument no. 20200824-0095457, in the Register's Office of Davidson County, Tennessee, dated August 20, 2020 and recorded on August 24, 2020.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337, 20190930-0099544, 20201221-0150988, 20210525-0070666, 20240408-0024701.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3898, Page 425 and Book 4764, Page 710.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181212-0121003.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement for Overhead Line, recorded in Instrument No. 20190828-0086735.

Easement for Shared Driveway Use and Maintenance, recorded in Instrument No. 20210525-0070665 and as amended in Instrument Nos. 20210729-0102109, 20230119-0004415.

Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

This is improved property located at 7051 Westside Circle 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 1st day of August, 2025.

Andrea H. Wilburn

Nathan D. Wilburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea H. Wilburn and Nathan D. Wilburn, 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 1st day of August, 2025.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025