Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 250751612

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2025.

Notary Public
My Commission Expires:

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

Karen Johnson
Batch # 1310964
08/15/2025 11:21:16 AM
Fees: $13.00 Taxes: $2,608.50

Davidson County
DEEDWARR
2 pgs

20250815-0065182

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ward DeWitt, III and Sydney R. DeWitt 518 Armistead Place Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0D-518.00 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, **Pamela Ann Gray, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ward DeWitt, III and Sydney R. DeWitt, husband and wife**, ("Grantees"), their 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. 518, on the Horizontal Property Regime for Burlington Condominiums, as recorded in the Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440 and in Book 6362, page 405 and as shown on plat of record in Plat Book 5200, page 490, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PAMELA ANN GRAY, by deed from STEVEN MCGAFFGAN AND LAURIE HACKETT-MCGAFFIGAN, HUSBAND AND WIFE, of record in Instrument No. 20191009-0103632, dated October 8, 2019, 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. 116-12-0D-518.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 490, said Register's Office. Master Deed of record in Book 6011, page 653 and amended in Book 6194, page 440 and Book 6362, page 405 , said Register's Office.

By-Laws of record in Book 11525, page 300, 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 5863, page 796 and amended in Book 6046, page 134, said Register's Office.

Sewer Easement of record in Book 3401, page 545, said Register's Office.

This is improved property located at 518 Armistead 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 14th day of August, 2025.

Pamela Ann Gray

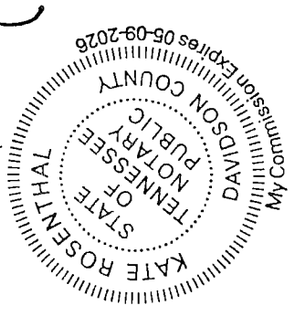
Pamela Ann Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Ann Gray, 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 14th day of August, 2025.

Notary Public



My Commission Expires: _____