Karen Johnson Davidson County
Batch# 1311378 DEEDWARR
08/18/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20250818-0065748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15TH~~ 18th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew C Bennett	New Owner	129 15 0A 128.00
(NAME)	(NAME)	
21 Vaughns Gap Rd, #128		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven Burruss Deaton, Jr, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew C Bennett**, unmarried man, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 128 of BELLE MEADE HIGHLANDS CONDOMINIUM, as established by the Master Deed established BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, Page 302, amended in Instrument Nos. 20080424-0042111, 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of BELLE MEADE HIGHLANDS CONDOMINIUM as set forth in "Exhibit A-2" of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Steven Burruss Deaton, Jr, a Married Man, by Warranty Deed from Thomas H. Marrero, Married, of record in Instrument No. 20180921-0094001, in the Register's Office of Davidson County, Tennessee, dated September 17, 2018 and recorded on September 21, 2018.

Deborah Starr G Deaton joins in this instrument to convey any and all marital interest she may have in the subject property.

This conveyance is subject to the following:
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, Page 302, as amended in Instrument Nos. 20080424-0042111, 20220520-0058927 and 20220520-0058928; Amendment to By-Laws recorded in Instrument No. 20071025-0126213 and Appointment of Successor Trustee recorded in Instrument Nos. 20150520-0046371 and 20150818-0083106; 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 Sewers and/or Storm Drainage, recorded in Book 4816, Page 427, as corrected in Book 4881, Page 710.

Easement for Temporary Fence Maintenance, recorded in Book 11000, Page 273.
Regulatory Agreement for Multi-Family Housing Projects as set forth in instrument recorded in Book 4550, Page 281, as amended in Book 4881, Page 619.
Charter for Belle Meade Highlands Condominium Association, Inc., recorded as Book 7102, Page 223.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 21 Vaughns Gap Rd, #128, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 15th day of August, 2025.

Steven Burruss Deaton Jr.
by Deborah Starr D Deaton, Attorney-in-Fact
Steven Burruss Deaton, Jr
by Deborah Starr G Deaton, attorney-in-fact

Deborah Starr D. Deaton
Deborah Starr G Deaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Deborah Starr G Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Steven Burruss Deaton, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf.

Witness my hand and official seal this 15th day of August, 2025.

Notary Public:
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Deborah Starr G Deaton, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2025.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

202508180065748

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Staggs, 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 August, 15th, 2025.

Tierra Staggs
Custodian's Signature

8/18/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th **day of** August, **2025.**

Stephen Sisco
Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON