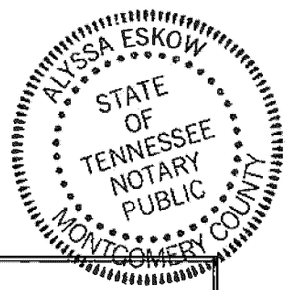
Karen Johnson Davidson County
Batch# 1337127 DEEDWARR
10/22/2025 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20251022-0084067



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38914-09-2025	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 15 day of October, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arthur R. Abramson III 245 Boxmere Place Nashville, TN 37215	New Owner	Map and Parcel No.: 131 06 0E 245.00

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, William J. Haynes Jr., unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Arthur Roger Abramson, III, unmarried man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 245 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15 day of October, 2025.

GRANTOR:

William J. Haynes Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:
Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 245 of BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, a horizontal property regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, in Book 6908, Page 738, in Book 6911, Page 831, in Book 6921, Page 226, and in Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plan of BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Pages 749 through, and including, 830, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William J. Haynes Jr., by Warranty Deed from Cassandra H. Saval, unmarried, of record in Instrument No. 20071026-0126662, in the Register's Office of Davidson County, Tennessee, dated October 23, 2007, and recorded on October 26, 2007.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, as recorded in Plat Book 6250, Page 284 and Revising the Plat Book 6250, Page 649 and Re-Subdividing the Plat Book 6250, Page 978 and Amending the Plat Book 6900, Page 304.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522; as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188 and Book 9882, Page 733.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM of record in Book 6666, Page 749; as amended in Book 6824, Page 308; Book 6908, Page 738; Book 6911, Page 831; Book 6921, Page 226 and Amended and Restated Bylaws recorded in Instrument No. 20100401-0024317; 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.
7. Covenants, Conditions and Restrictions in Declaration of Restrictions recorded in Book 6326, Page 588.
8. Easement for Sanitary Sewers and/or Storm Drainage in Book 3702, Page 250 and Book 4298, Page 491.
9. Easement for Sanitary Sewer, recorded in Book 7240, Page 543, Book 7240, Page 551, Book 7240, Page 559, Book 7240, Page 563, Book 7240, Page 567, Book 7240, Page 571 and Book 7275, Page 826.
10. Easement for Water Main, recorded in Book 7240, Page 580, Book 7240, Page 585, Book 7240, Page 590, Book 7240, Page 600, Book 7240, Page 605 and Book 7240, Page 610.
11. Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.
12. Charter for Burton Hills Homeowners Association, Inc. recorded as Book 6517, Page 505, as amended in Book 6921, Page 216.
13. Charter for Burton Hills Recreational Association, Inc. recorded as Book 6517, Page 511, amended in Book 6921, Page 214.
14. Charter for Burton Hills Estate Association, Inc. recorded as Book 6665, Page 1, amended in Book 6921, Page 210.
15. Charter for Burton Hills Village of Boxmere Phase I Council, Inc. recorded as Book 6665, Page 6, as amended in Book 6921, Page 218.

Certificate of Authenticity

I, Joshua A. Terry, 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 10/15/2025.

Affiant Signature – Joshua A. Terry

10/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/21/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27