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

CRT File No. 251152760

Karen Johnson Davidson County
Batch # 1356011 **DEEDWARR**
12/10/2025 11 19 24 AM 2 pgs
Fees $13 00 Taxes $1,938 80
20251210-0098176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $524,000 00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2025

Notary Public
My Commission Expires. 1/4/27

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JAN

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Luwilda M Rogers	New Owner	Tax Parcel ID No
515 Armistead Place		116 12 0D 515.00
Nashville TN 37215		

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, **Alison W. LeGrone, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luwilda M. Rogers**, ("Grantees"), their 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 515, BURLINGTON CONDOMINIUM PLAT OF PHASE II - CONDOMINIUM LOT, as shown on plat of record in Plat Book 6250, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Margaret B Vaughn and Alison W. LeGrone as tenants-in-common with right of survivorship, by Warranty Deed from Courtney D. Trombly, unmarried, of record in Instrument No. 20100804-0061524, in the Register's Office of Davidson County, Tennessee, dated August 03, 2010 and recorded on August 04, 2010. The said Margaret B. Vaughn died on August 18, 2024 and leaving Alison W. LeGrone as surviving tenant by the entirety.

Said property has never been the marital residence of Grantor.

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 for the year 2026 and thereafter, 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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURLINGTON CONDOMINIUM PLAT OF PHASE II - CONDOMINIUM LOT, as recorded in Plat Book 6250, Page(s) 96 and revising plat recorded in Plat Book 5200, Page 684.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURLINGTON CONDOMINIUMS of record in Record in Book 6011, Page 653, as amended in Book 6194, Page 440, Book 6362, Page 405; Instrument No 20191202-0123588 and amendment to Bylaws recorded in Book 11525, Page 300; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Recorded in Book 5863, Page 796, as amended in Book 6046, Page 134

Charter for Burlington Homeowners' Association, Inc., recorded as Book 6018, Page 349.

This is improved property located at 515 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 9th day of December, 2025

Alison W. LeGrone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alison W. LeGrone, 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 9th day of December, 2025

Notary Public
My Commission Expires. _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026