Karen Johnson Davidson County
Batch# 1398688 DEEDWARR
03/27/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260327-0024671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: ~~3/26/26~~ BH 3-18-2028
(AFFIX SEAL)

JENNIFER A SKINNER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

Y-C-26-7341-109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Tod Ashley and Stephanie L Ashley	James & Stephanie Ashley	
(NAME)	(NAME)	**114-08-0D-009.00-CO**
7341 Charlotte Pike #109	2519 Patricia Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE ROW RENTALS, LLC D/B/A CHARLOTTE ROW TOWNHOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES TOD ASHLEY AND STEPHANIE L ASHLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B4, on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sila Developments LLC, a Tennessee limited liability company by Warranty Deed from John Benjamin Schaedle, a married man, and Robert George Schaedle, an unmarried man as Tenants in common with the right of survivorship of record in Instrument No. 20200819-0093570 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Park, LLC by Quitclaim Deed from Sila Developments LLC of record in Instrument No. 20200819-0093571 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Row Rentals LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Charlotte Park, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240701-0049443 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 01, 2024 and also Scrivener's Affidavit recorded on October 17, 2024 in Instrument No. 20241017-0080710 and on October 31, 2024 of record in Instrument No. 20241031-0084319.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 , Register's Office for Davidson County, Tennessee.
- Assignment of Declarant Rights of record in Instrument Number 20221109-0120218, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.
- Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, in the Register's Office for Davidson County, Tennessee.

• Charter of record in Instrument Number 20200901-0099386, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of a Public Utilities Easement in favor of Charlotte Park Townhomes of record in Instrument Number 20231013-0080485 and Instrument No. 20231013-0080488, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7341 Charlotte Pike #109, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 26th DAY OF MARCH, 2026.

Charlotte Row Rentals, LLC d/b/a Charlotte Row Townhomes, LLC

BY:_____
Rahul Patel
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of CHARLOTTE ROW RENTALS, LLC D/B/A CHARLOTTE ROW TOWNHOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of March, 2026.

_____
Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

After Recording
Return to:
Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 March 26, 2026.

Date

Aimee Cain

Affiant Signature

March 27, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY