BOX 10-A

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

CRT File No. 260353876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2026.

M.R. Schodroski

Notary Public
My Commission Expires: 02/03/2030

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

Karen Johnson
Batch # 1415368
05/04/2026 01:12:10 PM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20260504-0039696

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sonya C. Starnes 503 Belair Way Nashville TN 37215	New Owner	Tax Parcel ID No. 131 06 0D 503.00

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, **Hilda M. McGregor, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sonya C. Starnes, unmarried**("Grantees"), its 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. 503, of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701; Book 6824, Page 298, Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325; Book 9398, Page 43; Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708-0079325, Instrument No. 20031016-0153582 and further amended in Instrument No. 20160113-0003443; Instrument No. 20160526-0053151 and Instrument No. 20240508-0033807, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to the amendment in Book 6890, Page 963, as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 8 on the Plan of The Resubdivision of Tracts 1, 2, and 11 of Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee. together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth of said Master Deed. Reference is hereby made to the Plat of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Hilda M. McGregor, a married woman, by Warranty Deed from Tony C. Todd, married, of record Instrument No. 20061228-0160023, in the Register's Office of Davidson County, Tennessee, dated December 27, 2006, and recorded on December 28, 2006.

Said property was never the primary 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.

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 REVISED PLAT OF BURTON HILLS, as recorded in Plat Book 6250, Page 469, which Revises the plat of Plat Book 6250, Page 284.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF TRACTS 1,2, & 11 OF BURTON HILLS, as recorded in Plat Book 6250, Page 978.

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 and Assignment of Rights and Status of Developer recorded in Book 8967, Page 735.

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 TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325; Book 9398, Page 43; Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708- 0079325, Instrument No. 20031016-0153582 and further amended in Instrument No. 20160113-0003443; Instrument No. 20160526-0053151 and Instrument No. 20240508-0033807; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.

Easement for Sanitary Sewer, recorded in Book 7240, Page 551; Book 7240, Page 543; Book 7240, Page 559; Book 7240, Page 563; Book 7240, Page 567; Book 7240, Page 571 and Book 7275, Page 826.

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.

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.

Charter for Burton Hills Homeowners Association, Inc., Book 6517, Page 505 and Amendment Book 6921, Page 216.

Charter for Burton Hills Recreational Association, Inc., Book 6517, Page 511 and Amendment Book 6921, Page 214.

Charter for Burton Hills Townhomes, Village of Belair, Phase I Council, Inc., Book 6665, Page 18 and Amendment Book 6921, Page 220.

This is improved property located at 503 Belair Way 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 27th day of April, 2026.

Hilda M. McGregor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hilda M. McGregor, 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 27th day of April, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026