Karen Johnson Davidson County
Batch# 1437674 DEEDWARR
06/24/2026 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20260624-0057098

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39307	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 24th day of June, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert E. Sims and Laura Mattingly Sims 338 Ardsley Place Nashville, TN 37215	New Owner	Map and Parcel No.: 131050C33800CO

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, Linda Burrell, unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert E. Sims and Laura Mattingly Sims, husband and wife ("Grantees"), their 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 338 Ardsley Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 23rd day of June, 2026.

GRANTOR:

Linda Burrell

Linda Burrell

STATE OF ALABAMA

COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Lee Burrell, 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 23rd day of June, 2026.

Sharon Stafford

Notary Public
My Commission Expires: 05-31-2027

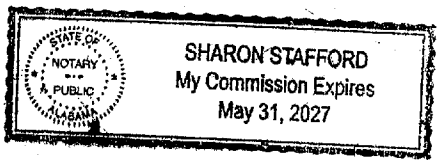


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 338, together with the appurtenant interest in the common elements of The Hillsborough, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Burrell, unmarried woman, by deed dated October 22, 2020 from Carla A. Donisi of record in Instrument No. 20201023-0123304, Register's Office for Davidson County, Tennessee.

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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillsborough Condominiums, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee. Appointment of Substitute Trustee in Instrument No. 20121105-0101967, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 699, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4161, page 814, and Book 6229, page 484, Register's Office for Davidson County, Tennessee.
7. Easement for highway purposes of record in Book 4377, page 710, and Book 4403, page 627, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6702, page 330, Register's Office for Davidson County, Tennessee.
9. Consent judgment to State of Tennessee for the use and benefit of highway of record in Book 4484, page 18, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/23/26 (date of document).

Affiant Signature

6/24/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

