Karen Johnson Davidson County
Batch# 1441689 DEEDWARR
07/02/2026 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260702-0059688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/30
(AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0769

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Randolph Wyatt Burton and Savannah Hill	Randolph Wyatt Burton and Savannah Hill	114-15-1B-041.00-CO
(NAME)	(NAME)	
615 Old Hickory Blvd, Unit 508	615 Old Hickory Blvd, Unit 508	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Four Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($344,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MALORIE L. VASSEUR AND HUSBAND, COLLIN SCOTT VASSEUR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDOLPH WYATT BURTON AND SAVANNAH HILL, UNMARRIED, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Townhome Lot 41 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536 and Instrument No. 20240501-0031748,

in the Register's Office for Davidson County, Tennessee, of which reference to the Declaration and its Exhibits "A-1" is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above referenced Declaration, and the referenced Plat.

Being the same property conveyed to Malorie L. Vasseur, a married person by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liabilty Company of record in Instrument No. 20231120-0090136, Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 20, 2023.

Being the same property conveyed to Collin Scott Vasseur, a married man, a one-half (1/2) undivided interest, as tenants by the entirety by Quitclaim Deed from Malorie L. Vasseur, a married woman of record in Instrument No. 20231204-0093233, Register's Office for Davidson County, Tennessee, dated December 01, 2023 and recorded on December 04, 2023.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 615 Old Hickory Blvd, Unit 508, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of June, 2026.

Malorie L. Vasseur

Collin Scott Vasseur

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Malorie L. Vasseur and husband, Collin Scott Vasseur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 2026.

Notary Public
My commission expires: 3-23-27

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 June 30, 2024.

Affiant Signature YM

June 30, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 of June 2024.

B. Cortez
Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030