Karen Johnson Davidson County
Batch# 1453053 DEEDWARR
07/31/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260731-0070908

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $465,000.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2026. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
1000 Leaves, LLC	**100 Leaves, LLC** **Attn: Golden**	**131-06-0D-521.00CO**
483 Grand Oaks Dr.	**483 Grand Oaks Dr.**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Keeble Baltuth, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1000 Leaves, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 521 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6962, page 325 and Doc. No. 20010627-0068123, rerecorded in Doc. No. 20031016- 0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being all of the property conveyed to Keeble Baltuth, by deed from Eugene Barton Lunn, Jr., of record in Instrument No. 20130220-0017066, dated February 15, 2013, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson, Tennessee.
c. Sanitary Sewer Easement of record in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, Page 978, in the Register's Office for Davidson County, Tennessee.
d. Charter of Burton Hills Homeowners Association of record in Book 6517, Page 505, amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
e. Charter of Burton Hills Recreational Association of record in Book 6517, Page 511, amended in Book 6291, Page 214, in the Register's Office for Davidson County, Tennessee.
f. Charter of Burton Hills Townhomes Village of Belair, Phase 1 Council of record in Book 6665, Page 18 and Book 6921, Page 220, in the Register's Office for Davidson County, Tennessee.
g. Deed of Conveyance for Sanitary Sewers of record in Book 7240, Page 543 and Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.
h. Deed of Conveyance for Water Mains of record in Book 7240, Page 605, in the Register's Office for Davidson County, Tennessee.
i. PUD Boundary of record in Plat Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee.

j. Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416, in the Register's Office for Davidson County, Tennessee.
k. Restrictive covenants contained in an instrument of record in Book 6326, Page 588, amended in Book 6517, Page 522, 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, Register's Office for Davidson County County, Tennessee.
l. Master Deed of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Instrument No. 20010627-0068123, Instrument No. 20050708-0079325, Instrument No. 20160113-0003443, Instrument No. 20160526-0053151, Instrument No. 20240508-0033807, Register's Office for Davidson County County, Tennessee.
m. By Laws of record in Book 6690, Page 119, amended in Book 6911, Page 827, Book 7076, Page 763 and Instrument No. 20031016-0153582, Register's Office for Davidson County County, Tennessee.
n. Subject to rights of others in and to common areas/elements.
o. Subject to lien for special assessment contained in DCCR's/Master Deed.
p. Subject to HOA dues- if any.
q. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 521 Belair Way, Nashville, TN 37215.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and/or 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 hand this 31st day of July 2026.

Keeble Baltuth

Keeble Baltuth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Keeble Baltuth, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

A. Scott Hubbard

Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-26

File No.: **26-483**

Certificate of Authenticity

I, Scott Hubbard, 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

7/31/26.

Date

Affiant Signature

July 31, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of July, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

