Karen Johnson Davidson County
Batch# 461216 DEEDWARR
08/21/2020 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20200821-0094345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Devon Gilfillian	New Owner	Parcel ID: 043 10 0 076.00
(NAME)	(NAME)	
249 Becklea Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Madison O'Brien Page, Jr. and wife, Pamela A. Page and and Robert O'Brien Page**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Devon Gilfillian, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 238 on the Plan of Madison Park, Section Six, of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Madison O'Brien Page, Jr., and wife, Pamela A. Page by Warranty Deed from Richard L. Allison and wife, Karen Ruth Allison, dated July 15, 1986 and recorded July 18, 1986 in Record Book 6921, Page 496, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela A. Page by Quitclaim Deed from Spouse to Spouse from Madison O'Brien Page, Jr., dated December 22, 2017 and recorded January 8, 2018 in Instrument Number 20180108 0002252, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Madison O'Brien Page, Jr., and wife, Pamela A. Page by Quitclaim Deed from Pamela A. Page, dated March 28, 2018 and recorded March 29, 2018 in Instrument Number 20180329-0029276, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Madison O'Brien Page, Jr., and wife, Pamela A. Page and Robert O'Brien Page by Quitclaim Deed from Madison O'Brien Page, Jr., and wife, Pamela A. Page, dated October 15, 2018 and recorded October 19, 2018 in Instrument Number 20181019-0103982, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Madison O'Brien Page pursuant to a Power of Attorney executed by same and being filed of record Simultaneously herewith of record in Instrument No. 20200820-0094053, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Pamela O'Brien Page, pursuant to a Power of Attorney executed by same and being filed of record simultanously herewith of record in Instrument No. 20200820-0094052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 249 Becklea Drive, Madison, TN 37115

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 6 day of August, 2020

Madison O'Brien Page, Jr. by pwr of atty, attorney in fact
Madison O'Brien Page, Jr.
By: Robert O'Brien Page, Attorney-in-fact

Pamela A. Page by pwr of atty, attorney in fact
Pamela A. Page
By: Robert O'Brien Page, Attorney-in-fact

Robert O'Brien Page

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert O-Brien Page , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Madison O'Brien Page and Pamela A. Page, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Madison O'Brien Page and Pamela A. Page, for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23