**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0732

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of September, 2020

Notary Public

Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 487876 **DEEDWARR**
10/02/2020 08:35:47 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20201002-0113834

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jessica H. Page<br>819 Ashlawn Place<br>Nashville, TN 37211 | NEW OWNER | 161-05-0A-044.00-C |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Velma Colleen Barrett, now known as Velma Colleen Thomas, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jessica H. Page, an unmarried woman**

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 Unit Number B-19 of Ashlawn Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6607 at page 596 as amended in Book 7168, page 550, the Plat of which is of record as Exhibit A-2 in Book 6607 at page 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Velma Colleen Barrett, unmarried by Warranty deed from Larry N. McDonald, unmarried of record in Instrument No. 20070402-0038589 Register's Office for Davidson County, Tennessee, dated March 26, 2007 and recorded on April 02, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 819 Ashlawn Place, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2020.

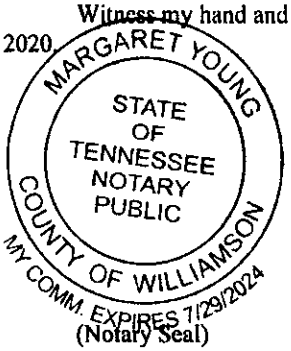
Velma Colleen Thomas

Velma Colleen Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Velma Colleen Thomas** 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 and official seal at Brentwood, Tennessee this 15th day of September, 2020.



(Notary Seal)

Notary Public
My Commission Expires: _____