Karen Johnson Davidson County
Batch# 517185 DEEDWARR
11/16/2020 03:34:28 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20201116-0135156

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2020.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laura K. Hassen	new owners	**116-03-0-130.00**
158 Woodmont Blvd		
Nashville, TN 37205		

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, WE,

HARRY LEE PAGE, III AND ANN M. PAGE, HUSBAND AND WIFE

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

LAURA K. HASSEN AND MICHAEL C. HASSEN, WIFE AND HUSBAND,

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:

Land in Davidson County, Tennessee, being the Southerly 75 feet of Lot No. 104, as shown on the map entitled Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 104 fronts 75 feet on the Easterly side of Woodmont Avenue or Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to HARRY LEE PAGE, III AND ANN M. PAGE, HUSBAND AND WIFE, by deed from CHADWICK M. YOUNG AND WIFE, KAREN J. YOUNG, of record as Instrument No. 20130204-0011280, dated February 1, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **158 Woodmont Blvd, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BWR-20-158

Witness my/our hand(s) this 10th day of November, 2020.

Harry Lee Page, III

Harry Lee Page, III

Ann M. Page

Ann M. Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Harry Lee Page, III and Ann M. Page** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **November, 2020.**

Kristen Jacoby

Notary Public

My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY