Karen Johnson Davidson County
Batch# 567076 DEEDWARR
02/03/2021 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20210203-0015646

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,000.00.

Affiant

SHAHZAD A GORAYA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
January 08, 2024

Subscribed and sworn to before me this 1st day of February, 2021.

Notary Public

My Commission Expires: Jan 8., 2024

2020-837

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles Duval		
905 Woodmont Boulevard	New Owner	118-10-0C-001.00-CO
Nashville, TN, 37204		

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, we

Brad Page and Alisha Page, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charles T. Duval, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 of Woodmont Hills Townhomes, Phase II as shown on Exhibit "B" of the Amendment of Master Deed of record in Instrument No. 20080910-0092489, which amends Instrument No. 20050502-0048549, and additionally amended in Instrument No. 20190731-0075515 Register's Office for said County to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Page and Alisha Page, husband and wife by Warranty deed from Michael Vincent and Caroline Carlisle Vincent, husband and wife of record in Instrument No. 20140402-0027082 Register's Office for Davidson County, Tennessee, dated March 28 2014 and recorded on April 02, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **905 Woodmont Boulevard, Nashville, TN 37204.**

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 1st day of February, 2021.

Brad Page

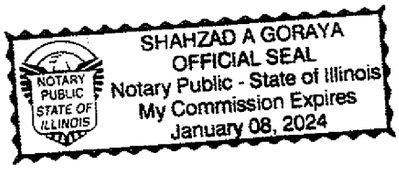
Alisha Page

STATE OF ILLINOIS
COUNTY OF TAZEWELL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Page and Alisha Page, 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 Morton, Illinois, this 1st day of February, 2021.

Notary Public Shahzad A. Goraya
My Commission Expires: Jan 8, 2024



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021