WARRANTY DEED

Karen Johnson Davidson County
Batch# 585016 DEEDWARR
03/04/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20210304-0028777

Y-SB-CRE-21-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-23 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Campbell Werly and Barbara Fogle Werly	**New Owner**	
(NAME) **1121 Summit Avenue**	(NAME) 1213 Parliament Court	**105-05-0Z-006.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Libertyville, IL 60048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT N. PAGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM CAMPBELL WERLY AND BARBARA FOGLE WERLY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1121 of The Row at 12th S. Townhomes, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for The Row at 12th S. Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151221-0128111, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Page, married by Warranty deed from E3 Construction Services, LLC of record in Instrument No. 20170605-0055538 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017.

Subject property has never been the said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151221-0128111, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160304-0021012 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5817, Page 182, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of The Row at 12th S. Townhomes of record at Instrument No. 20151231-0131529, in the aforesaid Davidson Office.
- Easement for Sanitary Sewer, Storm drainage, Water mains, Pumps and appurtenances of record in Instrument No. 20160314-0023858, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Summit Avenue, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MARCH, 2021.

Robert N. Page by John Gleaves, Attorney-In-Fact

Power Of Attorney filed simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT N. PAGE, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT N. PAGE.

Witness my hand and official seal, this the 2nd of March, 2021.

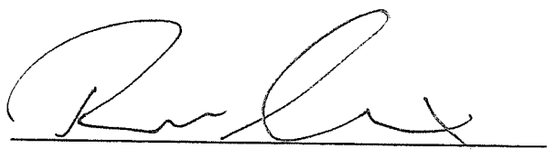
Notary Public
My Commission Expires
(SEAL)



Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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.

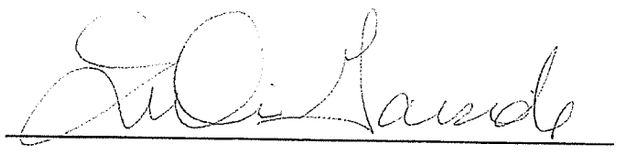


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

