WARRANTY DEED

Karen Johnson Davidson County
Batch# 680173 DEEDWARR
07/20/2021 02:16:11 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20210720-0097406

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF July, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian N. Rosman	new owner	
(NAME)	(NAME)	
6110 Fire Tower Road		082 05 0D 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LARRY ST. JOHN AND CLARISSA ST.JOHN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THES E PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN N. ROSMAN, A MARRIED MAN,** 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:

Property situated in Davidson County, Tennessee, being Unit No. 1604, Page Perry Condominiums, II, a Horizontal Property Regime with Private Elements, pursuant to the Tennessee Horizontal Property act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20050531-0060892, Amendment to Master Deed for Page Perry Condominiums, II of record in Instrument No. 20120628-0056586 and as Amended and Restated in Instrument No. 20170712-0070105, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry St. John and Clarissa St. John, husband and wife, by Warranty Deed from Jere M. Livingstone, now Known as Jere M. Mitchell, unmarried, of record in Instrument No. 20171227-0131143, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1604 5th Ave N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Return to:
Rudy Title and Escrow, LLC
2[illegible]me South
[illegible]37215
FILE #: T-88 P2F-1604

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 hand this 15th day of July, 2021

LARRY ST. JOHN

CLARISSA ST.JOHN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry St. John and Clarissa St.John, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2021.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public