Box 14
35335-8

Karen Johnson Davidson County
Batch# 779536 DEEDWARR
12/23/2021 02:19:49 PM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20211223-0170001

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $1,850,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TIDS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RowL With ItProperties, LLC a Tennessee limited liability company	RowL With ItProperties, LLC a Tennessee limited liability company	Map 104-04-0 Parcel 211.00
1206 17th Avenue South	1206 17th Avenue South	
Nashville, TN 37212	Nashv:lle, TN37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin G. Page (aka Benjamin G. Page, Jr.) and wife, Elizabeth Robinson Page

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

RowL With It Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 8 on the Plan of the Subdivision of Lot No. 23 of the O.B. Hayes Plan of Lots, of record in Book 204, Page 207, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin G. Page and wife, Elizabeth Robinson Page, by Warranty Deed dated October 25, 1985, from Roquel B. Davis, of record in Book 6699, Page 440, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan ofrecord in Book 204, Page 207, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and paid by the Grantor, and the Grantee assumes any subsequent years not yet due and payable.

This is improved (x) Unimproved (_)property, known as 1206 17th Avenue South, Nashville, TN 37212

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 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 my/our hand(s) this **22nd** day of **December, 2021.**

Benjamin G. Page Jr.

Benjamin G. Page Jr.

Elizabeth Robinson Page

Elizabeth Robinson Page

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin G. Page *Jr. and Elizabeth Robinson Page,** the within named sellers, 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 at Nashville, Tennessee, this **22nd** day of **December, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24