THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239408

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

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 25th day of February, 2022.

Notary Public
My Commission Expire

Karen Johnson Davidson County
Batch# 812300 **DEEDWARR**
02/28/2022 10:47:45 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220228-0022285

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emilee Friedman Fechter and Chelsea Fechter 908 Solley Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061 03 0 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Paige Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emilee Friedman Fechter and spouse, Chelsea Fechter,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and the Easterly 30 feet of Lot No. 22 of Block "K" on the Plan of Broadmoor Subdivision, Section 2, which is of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 23 and part of Lot No. 22 adjoin and front together 60 feet on the Southerly side of Solley Drive and run back between parallel lines 148.1 feet on the Easterly line of Lot No. 23 and 147.56 feet on the Westerly line of a part of Lot No. 22, to a dead line on which it measures 60 feet, more or less.

Being the same property conveyed to James Paige Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20211018-0139651, in the Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Broadmoor, Section 2, as recorded in Plat Book 547, Page(s) 174.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100715-0055369.

This is improved property located at 908 Solley Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2022.

James Paige Holdings, LLC

By: Matthew West, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Matthew West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of James Paige Holdings, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 25th day of February, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024