Karen Johnson Davidson County
Batch# 812767 DEEDWARR
03/01/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20220301-0022841

WARRANTY DEED

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 3/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Strugazow	Wells Fargo Bank N.A	117-04-0-F-001.00 CO
(NAME)	(NAME)	
1824 Wildwood Avenue	6200 Park Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Des Moines IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gregory A. Page, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Strugazow, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit A, as shown on Exhibit "B" of the Master Deed and Declaration of Covenants, Conditions and Restrictions for Rosewood-Wildwood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070620-0073878, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Gregory A. Page, a single person, by Warranty Deed from Paul B. Curran, Jr., joined by his spouse, Peggy Curran and Ronald M. Kelly, joined by his spouse, Mary Kelly, dated March 17, 2015, of record in Instrument No. 20150324-0025039, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the plat record in Book 1130, page 24; Master Deed and Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws, Charter and all exhibits thereto, of record in Instrument No. 20070620-0073878 and Instrument No. 20150114-0003944; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1824 Wildwood Avenue, Nashville, TN 37212
(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 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 14th day of February, 2022.

Gregory A. Page

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Gregory A. Page, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of February, 2022.

Notary Public
My Commission Expires: 11.20.2024

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No.: 35406

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/14/22 (date of document).

L Vaught
Affiant Signature

2/17/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of February, 2022.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY