Karen Johnson Davidson County
Batch# 814901 DEEDWARR
03/03/2022 01:20:23 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20220303-0024523

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

ROCCO J. MARCELLO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFCRE ME, THIS THE 28th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES: 5/5/25
File No. G22-15429

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aron Statler (NAME)	new owner (NAME)	162-09-0A-105.00 CO
5510 Country Drive #105 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Devan T. Page, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aron Statler, an unmarried 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:

SITUATED in Davidson County, Tennessee, being Unit No. 105 of the Hickory Valley Condominiums, Phase 2, a horizontal property regime, created ur der Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Mas:er Deed for Hickory Valley Condominiums, Phase 2, of record in Book 4659, Page 32, as amended in Book 495.7, Page 429, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Site Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Devan T. Page, an unmarried woman by Deed dated April 12, 2017 from Anna L. Cleland, an unmarried woman, recorded April 13, 2017, in Instrument Number 20170413-0036381, in the Register's Office for Davidson County, Tennessee. Devan T. Page is now married to Donald James Martin. Devan T. Page having since married to Donald James Martin. Donald James Martin joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5510 Country Drive, 105, Nashville, TN 37211.

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. Whenever 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 28th day of February, 2022.

Devan T. Page

Donald James Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2022, before me personally appeared Devan T Page and Donald James Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires: 6/11/24

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-ELAM-22-5510 105