THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340244**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 846474 DEEDWARR
04/27/2022 02:45:47 PM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20220427-0048785

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephanie Hartley and Bryan Hartley 211B Page Road Nashville TN 37205	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Parcel ID No. 130 05 0F 002.00

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, **Kent A. Kirkwood and Katherine D. Kirkwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Hartley and Bryan Hartley, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Highlands of Page, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Highlands of Page, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20191113-0117116, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kent A. Kirkwood and Katherine D. Kirkwood, husband and wife, by Warranty Deed from Page Gen X, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210406-0044837, in the Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 06, 2021.

Being part of the same property conveyed to Page Gen X, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael J. Stabile and wife, Jeanne Sutton Stabile, of record in Instrument No. 20181210-0120088, in the Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 10, 2018.

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.

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

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision of the Red House Tract of Bellemeade Formerly Owned by the Society of Jesus to be known as the Highlands of Bellemeade Section No. 2, as recorded in Plat Book 547, Page(s) 159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Highlands of Bellemeade No. 2, as recorded in Plat Book 843, Page(s) 18.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument 20191113-0117116.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 806, Page 686.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6346, Page 546.

Easement recorded in Instrument No. 20211103-0147342.

This is improved property located at 211B Page Road Nashville TN 37205

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 April, 2022.

Kent A. Kirkwood

Katherine D. Kirkwood

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kent A. Kirkwood and Katherine D. Kirkwood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 5/31/25

LUAN NGUYEN
Notary Public - California
San Diego County
Commission # 2359741
My Comm. Expires May 31, 2025