THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741904**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2022. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-05-2026

Karen Johnson Davidson County
Batch# 902010 DEEDWARR
08/11/2022 11:07:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220811-0091371

WARRANTY DEED

Address New Owner: Laralee Huguley Page and Adam E. Page 8024 Boone Trace Nashville TN 37221	Send Tax Bills To: New Owner	.Tax Information: Tax Parcel ID No. 126 15 0A 222.00

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, **Thomas Mason and Whitney Mason, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam E. Page and Laralee Huguley Page, husband and wife**, ("Grantees"), its successors, 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 200, Section Five, Boone Trace at Biltmore, as shown on plat of record in Instrument No. 20000622-0062086, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Whitney Mason and Thomas Mason, wife and husband, by Warranty Deed from Joseph Wile and Windy Wile, husband and wife, of record in Instrument No. 20200710-0075591, in the Register's Office of Davidson County, Tennessee, dated July 06, 2020, and recorded on July 10, 2020.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Thomas Mason and Whitney Mason, which Power of Attorney is recorded in Instrument No. ↑, Register's Office for Davidson County, Tennessee.
20220811-0091369 + 20220811-0091370

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Boone Trace at Biltmore, as recorded in Instrument No. 20000622-0062086.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, and Re-Recorded in Book 9735, Page 931, as amended in Book 10032, Page 813 and Supplemented in Book 10306, Page 817 and Instrument No. 20001211-0121618; Instrument No. 20010717-0075902.

Easement for Right of Entry Underground, recorded in Book 9665, Page 420.

This is improved property located at 8024 Boone Trace Nashville TN 37221

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 10th day of August, 2022.

Thomas Mason
by Shira Kingrey, As Attorney-In-Fact

Whitney Mason
by Shira Kingrey, As Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Shira Kingrey, 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, and who further acknowledged that they are the Attorney-in-Fact for Thomas Mason and Whitney Mason, and they are authorized by Thomas Mason and Whitney Mason to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of August, 2022.

Notary Public
My Commission Expires: _____

