This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19522-RR

Karen Johnson Davidson County
Batch# 939915 DEEDWARR
11/10/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,731.60
20221110-0120513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $468,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2022.

Notary Public
My Commission Expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stella Nigro Bermudez and Walter Bermudez 2112 North Ashford Court Nashville, TN 37214	New Owner 1707 HICKORY CHASE CIRCLE KELLER, TX 76248	108 12 0B 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pamela Hudson Page, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stella Nigro Bermudez and Walter J. Bermudez, a married couple**, 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:

Land in Davidson County, Tennessee, being Lot No. 124 on the plan of Phase I-A Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, as being amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Hudson Page, by Quitclaim Deed from Gregory Allen Page, dated July 26, 2011 and recorded on October 3, 2011, as Instrument No. 20111003-0076519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory A. Page and wife, Pamela K. Page, by Warranty Deed from Frank Batson Homes, Inc., dated October 25, 1991 and recorded on October 29, 1991, in Book 8473, Page 465, Register's Office for Davidson County, Tennessee.

This is improved or property located at: **2112 North Ashford Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2022.

GRANTOR:

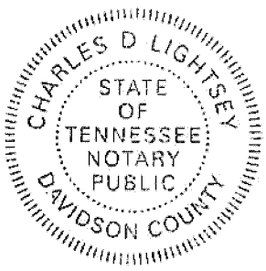
Pamela Hudson Page

Pamela H. Page

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela H. Page, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of November, 2022.



Notary Public
My Commission expires: 3/3/26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202211100120513

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or 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 **November 9, 2022**.

Date

Affiant Signature

November 10, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON