Karen Johnson Davidson County
Batch# 1012616 DEEDWARR
06/08/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20230608-0043729

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2023. Notary Public My commission expires: 11-6-2024
(Notary Stamp)	JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Susanna Katz	~~New Owner~~ Mortgage Investors Group	**161-05-0A-044-00CO**
819 Ashlawn Place	8320 Elkwater Springs Ln	
Nashville, TN 37211	Knoxville TN 37923	

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 HEREBY ACKNOWLEDGED, WE,

Jessica H. Page, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Susanna Katz, an unmarried person

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 Unit No. B-19 on the Plan of Ashlawn Place Condominiums, of record in Exhibit "A-2" in the Master Deed in Book 6607, Page 596, amended in Book 7168, Page 550, the plat which is of record as Exhibit A-2 in Book 6607, Page 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Jessica H. Page, an unmarried woman, by Warranty Deed from Velma Colleen Barrett, now known as Velma Colleen Thomas, a single woman, of record in Instrument No. 20201002- 0113834, dated September 15, 2020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Book 6607, Page 596, amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee. By Laws of record in Book 6607, Page 645, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 6416, Page 871, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 6607, Page 182 and Book 6769, Page 527, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 819 Ashlawn Place, 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 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/our hand(s) this 8th day of June, 2023.

Jessica Page
Jessica H. Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 8th day of June, 2023.

Notary Signature
My commission expires:



File #: 23-167
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-8-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-8-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

