Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No : QTN-17131-2023

Karen Johnson Davidson County
Batch# 1054464 DEEDWARR
09/27/2023 10 44 17 AM 2 pgs
Fees: $13 00 Taxes $2,775 00

20230927-0075764

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of Sept 2023

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY.
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Kempin and Jennifer Perman 6615 Ormond Drive Nashville, TN 37205	NEW OWNER	129-06-0-024

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH S. PAGE, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASON KEMPIN AND JENNIFER PERMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of West Meade Park, Inc., Section 4, of record in Book 3300, pages 68 and 69, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Joseph S. Page from Karen M. Page by Quit-Claim Deed dated July 26, 2022 and recorded August 22, 2022 in Instrument #20220822-0094612, said Register's Office. **The said Jospeh S. Page having since remarried.**

Being the same property conveyed to Joseph S. Page and wife, Karen M. Page, from Burton J. Bogitsh, unmarried, by Warranty Deed dated April 8, 2005 and recorded May 13, 2005 in Instrument #20050513-0054277, said Register's Office.

Susan Ann Pfundstein, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any , in subject property

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **6615 Ormond Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of September, 2023

GRANTOR(S)

Joseph S. Page

Susan Ann Pfundstein

Susan Ann Pfundstein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Joseph S. Page and Susan Ann Pfundstein, 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.

WITNESS my hand and seal, this the 25th day of September, 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires. September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES SEPTEMBER 28, 2026