THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37916-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 2023. Notary Public My Commission Expires: 11.06.24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1072736 DEEDWARR
11/16/2023 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20231116-0089492

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ernesto Bautista Rodriguez, Valeria Bautista 402 Larkway Court Nashville, TN 37211	New Owner	Map and Parcel No.: 161 04 0 041.00

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, **John Robert Page, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ernesto Bautista Rodriguez, married and Valeria Bautista, unmarried** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 402 Larkway Court, Nashville, TN 37211.

Mary Thompson Page, spouse of Grantor, joins in the execution of this instrument to convey any marital interest she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 13th day of November, 2023.

John Robert Page

Mary Thompson Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Robert Page and Mary Thompson Page, 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, at office, this 13th day of November, 2023.

Notary Public

My Commission Expires:

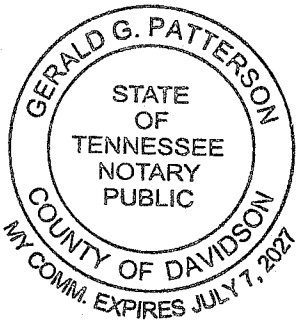


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Kingswood Park, of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Robert Page, unmarried, by Warranty Deed from Daniel Varnell and wife, Ceci Varnell, of record in Instrument No. 20210119-0007572, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 19, 2021.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kingswood Park, as recorded in Plat Book 2900, Page(s) 70.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2963, Page 153 and Book 3030, Page 491 as corrected in Book 3177, Page 227.

Tennessee Certification of Electronic Document

I, Britney Garner 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 11/13/23 (date of document).

Affiant Signature

11/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of November, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

