WARRANTY DEED

Karen Johnson
Batch # 1085147
12/22/2023 01:03:26 PM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20231222-0098887

BS-WR-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Michael Lee Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Lee Page and Nicole Ellis Page	**CapStar Bank**	
(NAME) **1642 Northview Avenue**	(NAME) **2002 Richard Jones Road, Suite A300**	**072-10-4S-001.00-C0**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROCK HOME, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL LEE PAGE AND NICOLE ELLIS PAGE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Sixteen-Fourtytwo Northview Avenue, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Sixteen-Fourtytwo Northview Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210326-0040135, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Sixteen-Fourtytwo Northview Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210326-0040135, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William Spencer Collier and wife, Barbara Holmes Collier by Warranty Deed from Williams Spencer Collier, of record in Book 4764 Page 18, Register's Office for Davidson County, Tennessee, dated November 12, 1973 and recorded on November 13, 1973.

Said Barbara Anne Holmes (Collier) died December 9, 1993, leaving Williams Spencer Collier as surviving tenant by the entirety.

Said William Spencer Collier died on July 18, 1997 leaving Last Will and Testament filed for Probate in Docket No. 16P1545 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, the property was devised to Kimberly Holmes Miller, Belinda Wright (Cotten), Tonya Holmes Horton and Kelly Holmes.

Said Kimberly Holmes Miller died April 9, 2010, leaving said property to David T Miller, Montez Holmes and Rico Dywaun Holmes, heirs at law. See Affidavit of Heirship recorded at Instrument 20170419-0038184.

Said Rico Dywaun Holmes died October 4, 2011, leaving said property to Rico Holmes (minor) (Regina Vaughn as guardian) . See Affidavit of Heirship recorded at Instrument 20170419-0038185

Said Kelly Lamont Holmes died February 2, 2013, leaving said property to David Dora Anita Holmes, Jamiece Holmes and Joi Holmes, heirs at law. See Affidavit of Heirship recorded at Instrument 20170419-0038186.

Said Timothy Holmes having been added as owner by stipulation of the parties in Case Number 14-0638-IV, in the Chancery Court for Davidson County, Tennessee, Twentieth Judicial District.

Being a portion of the same property conveyed to New Level, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tonya Holmes Horton and Dora Anita Holmes and Montez Holmes and David T. Miller, Jr. and Regina Vaughn (Guardian for Rico Dywaun Holmes, a minor) and Belinda Wright and Timothy Holmes and Jameice Holmes and Joi Holmes, of record in Instrument No. 20170419-0038190 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 19, 2017. (Value of consideration shown in aforementioned deed $80,000.00.).

Being a portion of the same property conveyed to Rock Home, LLC by Quitclaim Deed from New Level, LLC of record in Instrument No. 20200127-0009798 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 27, 2020.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210326 0040135, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20210419-0052304, in the Register's Office for Davidson County, Tennessee.
- Closed alley described in Metro Ordinance BL2005-737.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1642 Northview Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF DECEMBER, 2023.

Rock Home, LLC

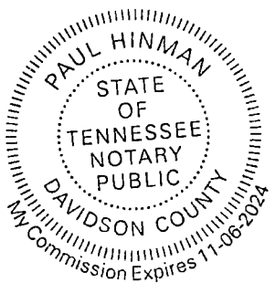
BY: _____
Michael Matthews
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL MATTHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of ROCK HOME, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 18th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212