THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350246** Karen Johnson Davidson County Batch # 1256433 DEEDWARR 04/04/2025 09 50 51 AM 2 pgs Fees $13 00 Taxes $7,326 00 20250404-0025646	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,980,000 00 Affiant Subscribed and sworn to before me, this 1st day of April, 2025. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner: Derek Dedeker and Caroline Dedeker 219 Page Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 09 0 011.00

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, **James L. Shaub, II. and Julianna M. Shaub, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Dedeker and Caroline Dedeker, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Block K, 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Shaub, II and Julianna M. Shaub, husband and wife, by Limited Warranty Deed from Regions Bank, Successor Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995, of record in Instrument No. 20160428-0041588, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on April 28, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20050622-0071644.

This is improved property located at 219 Page Road Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 1st day of April, 2025.

James L. Shaub, II.

Julianna M. Shaub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Shaub, II. and Julianna M. Shaub, 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 1st day of April, 2025.

Notary Public
My Commission Expires: 05-09-2026

