Karen Johnson
Batch # 1257018
04/07/2025 10 02 58 AM
Fees $13 00 Taxes $4,440 00

Davidson County
DEEDWARR
2 pgs

20250407-0026078

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Suite 130
[illegible]

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref (DL) Title No 63928
Dav Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
McKenzie Construction, LLC PO Box 2207 Brentwood, TN 37204-2207	New Owner

TAX MAP PARCEL NUMBERS: 13005012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rose Coleman Pickel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **McKenzie Construction, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot "B" of the subdivision of the southerly part of Lot No 11 and all of Lots Nos. 12 and 13 of Block "K" on the Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, page 18, Register's Office for said County, described according to a survey made by John M Sullivan County Surveyor, May 18, 1950, as follows

Beginning at a point in the westerly margin of Page Road, said point being the on line between Lots "A" and "B", thence with the line between said two lots North 77 degrees 16 minutes west 202.5 feet to a point; thence northerly 108.3 feet to a point; thence South 80 degrees 32 minutes East 199.8 feet to the westerly margin of Page Road, thence with the westerly margin of Page Road southerly 119.87 fee to the point of beginning.

Being the same property conveyed to Harold W. Pickel and wife, Rose Coleman Pickel, by Installment deed from Jane Davis Nicholson and Alex M. Nicholson, dated July 1, 1973 and recorded on July 24, 1973, of record in Book 4730, page 354, Register's Office for Davidson County, Tennessee. The said Harold W Pickel has since died, leaving Rose Coleman Pickel as surviving tenant by the entireties.

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to. Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 18, said Register's Office

This is improved property, known as 215 Page Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of March, 2025

Rose Coleman Pickel

Rose Coleman Pickel

State of Tennessee

County of Davidson

On this 28 day of March, 2025, before me the undersigned authority, personally appeared Rose Coleman Pickel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 31 day of March, 2025

Notary

My Commission Expires: _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM... EXPIRES SEPTEMBER 08, 2025