Box 14
2025-237-SH

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651385**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,668,750.00. Julia Ann Hawkins Affiant Subscribed and sworn to before me, this 31st day of July, 2025. Notary Public My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1304359
08/01/2025 09 53 22 AM
Fees $13 00 Taxes $13,574 38

Davidson County
DEEDWARR
2 pgs

20250801-0061008

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Ann Hawkins 3624 Knollwood Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-10-0-143.00

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, **Lucy Koenig, Trustee of The Ellison Paige Family Trust Agreement dated January 31, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Ann Hawkins, an unmarried woman**, ("Grantee"), her 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 2, FIRST REVISION, RESUBDIVISION OF LOT 1, AND PART OF LOT 2, BLOCK 3, MAP OF WOODMONT ESTATES, as shown on plat of record in Instrument No. 20140310-0019975, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description said property.

Being the same property conveyed to BRETT METTLER AND KELLY METTLER, HUSBAND AND WIFE, by deed from AI DEVCO LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150625-0061322, dated June 24, 2015, said Register's Office.

BRETT METTLER AND KELLY METTLER, HUSBAND AND WIFE conveyed to LUCY KOENIG, TRUSTEE OF THE ELLISON PAIGE FAMILY TRUST AGREEMENT DATED JANUARY 31, 2025, by quitclaim deed of record in Instrument No. 20250131-0007544, dated January 31, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-10-0-143.00.

Matters shown on the Plan of record in Instrument No. 20140310-0019975, said Register's Office.

This is improved property located at 3624 Knollwood Road Nashville TN 37215

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 31st day of July, 2025.

The Ellison Paige Family Trust Agreement dated January 31, 2025

Lucy Koenig, Trustee

By: Lucy Koenig, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Koenig, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Ellison Paige Family Trust Agreement dated January 31, 2025, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026