Karen Johnson Davidson County
Batch# 1313693 DEEDWARR
08/22/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20250822-0067397

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2025.

Notary Public

My commission expires:

(Notary Stamp)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Anne Page	**New Owner**	**043-13-0-289.00**
317 Cherry Street		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roberth Lamer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Anne Page, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 of Block D on the Plan of Crittenden Estates of record in Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 50 feet on the northerly side of Cherry Street and runs back 140 feet to a dead line, measuring 50 feet thereon.

Being all of the property conveyed to Roberth Lamer, a married man, by deed from Wanda Brown Byrd, Administratrix of the Estate of Barbara Kaye Sage, Shirley Brown Romines and Wanda Brown Byrd, as to a 1/3 undivided interest each, of record in Instrument No, 20240524-0038754, Register's Office for Davidson County. Tennessee, dated May 23, 2024. Also see Affidavit of Heirship in Instrument No. 20240409-0025198 and Instrument No. 20200903-0100197 and Warranty Deed in Book 5136, Page 306, in the Official Records of the Davidson County Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson, Tennessee.
c. Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill of record in Instrument No. 20250613-0046000, in the Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 317 Cherry Street, Nashville, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 19th day of August, 2025.

Roberth Lamer

Roberth Lamer

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Roberth Lamer, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025.

Notary Signature
My commission expires: 07/16/2027

SAMUEL LOUIS
Notary Public - State of Florida
Commission # HH 422050
Expires on July 16, 2027

File #: 25-392
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Linzie Hahn, 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 8/19/25.

Date

L Hahn

Affiant Signature

8/19/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028