Karen Johnson Davidson County
Batch# 1353847 DEEDWARR
12/04/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $9,229.65
20251204-0096496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,494,500.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2025.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: 09/16/2029
(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Y-SPR-25-203

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)
Greg Oswald	**Same as New Owner**	
(NAME)	(NAME)	
203 Page Road		**130-05-0-116.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JUSTIN FABLING AND KATHERINE FABLING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREG OSWALD, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 47.5 feet front and 27.5 feet rear of Lot 8 and the Northerly 95 feet of Lot No. 9 of Block "K" on the Map of the Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 843, Page 18, said Register's Office for Davidson County, Tennessee and described according to a survey made by William Collier, Parrish Associates, dated May 27, 1965, as follows:

Said part of said lots adjoin and front together 142.5 feet on the Westerly side of Page Road and runs back between lines 199.2 feet on the Northerly line and 200 feet 9 inches on the Southerly line to a dead line in the rear on which it measures 122.5 feet.

Being the same property conveyed to Justin Fabling and Katherine Fabling, husband and wife by Warranty Deed from Steven I. Molter and Spouse, Elisabeth R. Molter of record in Instrument No. 20180717-0069603 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 17, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 806, Page 686, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Page Road, Nashville, Tennessee 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(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 2nd DAY OF DECEMBER, 2025.

Justin Fabling

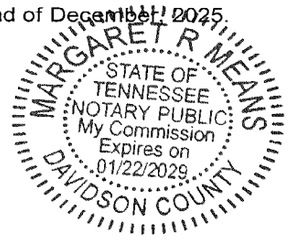
Katherine Fabling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN FABLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FABLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 12/02/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 12/02/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

My Commission Expires: 