THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152742** Karen Johnson Davidson County Batch # 1370870 DEEDWARR 01/16/2026 11:35:09 AM 2 pgs Fees: $13.00 Taxes: $5,524.10 20260116-0004071	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,493,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Stratton and Dawn Herrmann 103A Page Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 130 01 0F 001.00

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, **Benjamin T. Stevens and Alyson Mencio Stevens, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Stratton and Dawn Herrmann, husband and wife**, ("Grantees"), their 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 Unit 103 A as shown on Exhibit "B" Master Deed of 103 PAGE ROAD TOWNHOMES of record in Instrument No. 20130919-0098652 and amended and restated Declaration of Covenants, Conditions and Restrictions for Unit 103 PAGE ROAD TOWNHOMES of record in Instrument No. 20150126-0007473. Unit 103 A and Garage 103 A are located on Lot 1 MINOR SUBDIVISION FINAL PLAT REVISION OF LOTS 1 AND 2 2ND REVISION PLAN OF HIGHLANDS OF BELLE MEADE NO. 2 BLOCK "J" of record in Instrument No. 20130822-0088728, register's office for Davidson County, Tennessee, to which plan reference is made for a more comprehensive and binding description.

Being the same property conveyed to Benjamin T. Stevens and Alyson Mencio Stevens, husband and wife, by Warranty Deed from Chris Haynes and Melissa Haynes, husband and wife, of record in Instrument No. 20151008-0102582, in the Register's Office of Davidson County, Tennessee, dated September 30, 2015, and recorded on October 08, 2015.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 843, Page 18.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS - I, J, & L, as recorded in Plat Book 1130, Page 71.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR SUBDIVISION FINAL PLAT REVISION TO LOTS 1 AND 2 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCK "J", as recorded in Instrument No. 20130822-0088728.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 103 Page Road Townhomes Condominium of record in Instrument No. 20130919-0098652, as amended in Instrument No. 20150126-0007473; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20131003-0104139.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6288, Page 463 and Book 6320, Page 736.

Easement for Right of Way, recorded in Book 11688, Page 669.

Charter for 103 Page Road Townhomes Corporation recorded as Instrument No. 20150126-0007472.

This is improved property located at 103A 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 15th day of January, 2026.

Benjamin T. Stevens

Alyson Mencio Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin T. Stevens and Alyson Mencio Stevens, 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 15th day of January, 2026.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____