Karen Johnson Davidson County
Batch# 1371539 DEEDWARR
01/21/2026 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20260121-0005056

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-6203

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vahel Emin 375 Lynn Dr Nashville, TN 37211	New Owner	147-01-0-024.00

WARRANTY DEED

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, I/WE,

Robert Page, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vahel Emin, an unmarried man

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. 436, on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the South side of Lynn Drive and runs back 156.55 feet on the West line and 172.85 feet on the East line, to a dead line in the rear on which is measures 97.8 feet.

Being the same property conveyed to E. B. Noles and wife, Bandy Noles by Warranty Deed from Donald R. Moore and wife, Christine O. Moore of record in Book 4518, Page

794, Register's Office for Davidson County, Tennessee, dated July 08, 1971 and recorded on July 09, 1971. The said Bandy Noles died on or about May 23, 2005, leaving E.B. Noles as the surviving tenant by the entireties. The said E.B. Noles died on or about July 20, 2014. Reference is made his last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P1315, in which he devises the subject property Pete Pate.

Being the same property conveyed to Pete Page by Co-Executors Deed from Anne B. Livingston and Pete Page, as Co-Executors of Estate of Ewing B. Noles, Jr., Deceased, and by the terms of said Last Will And Testament of record in the Probate Court of Davidson County, Nashville, Tennessee, as Case Number 14P1315 of record in Instrument No. 20150225-0016077 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 25, 2015. The said Pete Page, also known as Herman Louis Page died on or about October 21, 2020. Reference is made to his last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P1947, in which he names Robert Page as Devisee. Reference is further made to the Letters of Administration issued to Michael M. Castellarin, Administrator c.t.a. of the Estate of Herman Lois page.

Being the same property conveyed to Robert Page by Personal Representative's Quitclaim Deed from Michael M. Castellarin, as Administrator, c.t.a. of the Estate of Herman Louis Page of record in Instrument No. 20210511-0063419 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 373 Lynn Dr, Nashville, TN 37211

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 15 day of January, 2026.

Robert Page

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15 day of January, 2026, before me personally appeared Robert Page, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of January, 2026.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 January 15 2026.

Affiant Signature – Joshua A. Terry

January 19 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 19 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27