Karen Johnson
Batch # 1450665
07/22/2026 02:20:57 PM
Fees: $13.00 Taxes: $2,338.40
Davidson County
DEEDWARR
2 pgs
20260722-0066611

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654808**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $632,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2026. Notary Public My Commission Expires: 03/09/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Aaron and Abby Aaron 801 Wardlaw Court Brentwood TN 37027	~~New Owner~~ ROCKET MORTGAGE 1050 WOODWARD AVE. DETROIT, MI 48226	Tax Parcel ID No. 181 15 0A 150.00

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, **Steven Ainsworth Page and Allie Marie Roule, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Aaron and Abby Aaron, married to each other**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Lot No. 150 of SOUTHPOINT SP, PHASE 3, of record in Plat Instrument No. 20220926-0106612, in the Register's Office for said County, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven Ainsworth Page and Allie Marie Roule, husband and wife, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230905-0069258, in the Register's Office of Davidson County, Tennessee, dated August 31, 2023 and recorded on September 05, 2023.

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.

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 SOUTHPOINT SP PHASE 3, as recorded in Plat Instrument No. 20220926-0106612.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200228-0022545, as amended in Instrument No. 20230103-0000299, and Assignment of Declarant Rights in Instrument Nos. 20240124-0004513 and 20250421-0030396.

This is improved property located at 801 Wardlaw Court Brentwood TN 37027

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 21st day of July, 2026.

Steven Ainsworth Page

Allie Marie Roule

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Ainsworth Page and Allie Marie Roule, 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 21st day of July, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER G-C-26-801