This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 254203 DEEDWARR
07/09/2019 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190709-0066866

New Owner:	**Send Tax Bill:**	**Map/Parcel**
LAURA H. ROMERSA, Trustee LAURA H. ROMERSA REVOCABLE LIVING TRUST dated July 9, 2019 2218 29th Avenue South Nashville, Tennessee 37212	Same	10414009600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Sworn to and subscribed before me this 9th day of July, 2019.

Notary Public

My Commission Expires: 09-06-2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, LAURA H. ROMERSA, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LAURA H. ROMERSA, TRUSTEE of the LAURA H. ROMERSA REVOCABLE LIVING TRUST, dated July 9, 2019.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 9th day of July, 2019.

By: _____
LAURA H. ROMERSA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA H. ROMERSA, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 9th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lots No. 64 and 65 on the Plan of Bransford Realty Co.'s Subdivision of Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of 29th Avenue South and extends back between parallel lines, with the southerly margin of a 15 foot alley, 140 feet to a dead line.

Being the same property conveyed to LAURA H. ROMERSA by deed from Thomas G. McConnell and spouse, Lisa A. Goehring of record in Instrument No. 20070806-0093275 in said Register's Office in the Davidson County Register's Office.

This property is subject to any and all existing easements and restrictions of record, including but not limited to all matters show on the Plan, with Owner's Certificate, of record in Book 421, Page 16, said Register's Office.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2218 29th Avenue South, Nashville, Tennessee 37212.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

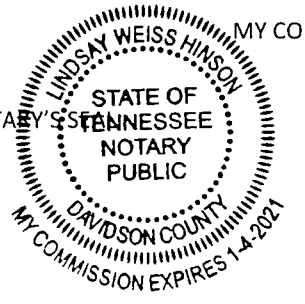
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).