

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $352,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2020.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 537237 **DEEDWARR**
12/17/2020 02:27:45 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20201217-0149647

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deidra Kay Hartshorn Romero	**New Owner**	**141-11-0A-054.00CO**
7504 Rolling River Parkway		
Nashville, TN 37221		

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, WE,

Scott Newell and Morgan Michelle Newell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deidra Kay Hartshorn Romero, single woman

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. 251 on the Plan of Rolling River Estates, Phase IV of record in Plat Book 5200, Pages 184 and 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Newell and Morgan Michelle Newell, husband and wife, by Warranty Deed, from Heidi M. Phillips f/k/a Heidi M. Boris and husband, Steven L. Phillips, dated December 19, 2016, of record in Instrument No. 20161221-0134134, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4788, Page 950, amended in Book 4871, Page 640, Book 4892, Page 689, Book 5214, Page 933, Book 5336, Page 480, Book 5463, Page 238, Book 5855, Page 605, Book 5917, Page 310, Book 5969, Page 156, Book 6001, Page 401, Book 6298, Page 934, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4892, Page 679, amended in Book 5463, Page 238, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 4892, Page 671, amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7504 Rolling River Parkway, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 15th day of December, 2020.

Scott Newell

Morgan Newell
Morgan Michelle Newell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Scott Newell and Morgan Michelle Newell,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2020.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 20-772
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Rudy Tittle
2012 21st Ave S
Nashville, TN 37212
T- 3B-VRES-20-7504