Karen Johnson Davidson County
Batch# 586194 DEEDWARR
03/05/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210305-0029621

WARRANTY DEED

EMILY M. DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/01/2021.

Emily M. Dudley
NOTARY PUBLIC

MY COMMISSION EXPIRES 09-02-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3381

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rachel Ames	community mortgage Advisors, LLC	082-04-0-037.00
1116 North 7th Street	615 main St. Suite 205	
Nashville, TN 37207	Nashville TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nicholas Romeo, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Ames, single woman

HEREINAFTER CALLED THE GRANTEE(S), 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 the Northerly 21 feet of Lot No. 210 and the Southerly 23 feet of Lot No. 209 on the Plan of Oakwood Park of ward in Plat Book 421, Page 12, Registers Office for Davidson County, Tennessee.

Said parts of Lot Not 210 and 209 front together 44 feet on the Westerly side of North 7th Street and run back between parallel lines 165 feet into an alley.

Being the same property conveyed to Sidney Chase Castleberry and Lucille Imani Castleberry, joint tenants by Sidney Chase Castleberry and Lucille Imani Castleberry, joint tenants deed from James L. Harney of record in Instrument No. 20170105-0001488 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 05, 2017.

Being the same property conveyed to Nicholas Romeo, a single man by Warranty deed from Sidney Chase Castleberry and Lucille Imani Castleberry, joint tenants of record in Instrument No. 20190814-0081415 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on August 14, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1116 North 7th Street Nashville, TN 37207

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 in 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 hand on March 1, 2021}.

Nicholas Romeo

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nicholas Romeo, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 1, 2021.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3381

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022