THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 607374 DEEDWARR
04/06/2021 11:15:38 AM 2 pgs
Fees: $13.00 Taxes: $5,143.00

20210406-0044830

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,390,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2021.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Eric R. Roman and Stacy A. Harrison Roman 2030 Castleman Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-06-0O-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH NATHAN STEAKLEY JR. and JAMIE GORDON STEAKLEY, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey **ERIC R. ROMAN and STACY A. HARRISON ROMAN, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 2030 Castleman Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2030 Castleman Cottages, a Horizontal Property Regime with Private Elements of record in instrument No. 20140827-0077993, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOSEPH NATHAN STEAKLEY JR. and JAMIE GORDON STEAKLEY, HUSBAND AND WIFE, by deed from BETTY L. KIMBRELL, of record in Instrument No. 20180417-0036224, dated April 16, 2018, said Register's Office.

This is improved property commonly known as: **2030 Castleman Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 2nd day of April, 2021.

Joseph Nathan Steakley Jr.
JOSEPH NATHAN STEAKLEY JR.

Jamie Gordon Steakley
JAMIE GORDON STEAKLEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH NATHAN STEAKLEY JR. and JAMIE GORDON STEAKLEY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of April, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____