Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 629039 DEEDWARR
05/05/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210505-0059985

39-B
File #21-1255

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Ko, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Romanowich and Thomas Romanowich, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1113, Block 160 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 John H. Ko, a single person, unmarried by Warranty Deed Lauryl Pate Chalfin FKA Lauryl Hanna Pate, unmarried of record at Instrument No. 20140130-0008466, Register's Office Davidson County, Tennessee, dated January 27, 2014 and recorded on January 30, 2014. John H. Ko is now married but the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 5206 Indiana Avenue, Nashville, TN 37209.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Jennifer Romanowich<br>5206 Indiana Avenue<br>Nashville, TN 37209 | Quicken Loans, LLC<br>1050 Woodward Avenue<br>Detroit, MI 48226 | 091-11-0-145.00 |

**WITNESS THE EXECUTION HEREOF** this 28 day of April, 2021.

**John H. Ko**

**State of** South Carolina
**County of** Greenville

On this 28 day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John H. Ko, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12/7/2027

M. GRACE H LOVELESS
Notary Public-State of South Carolina
My Commission Expires
December 07, 2027

**State of Tennessee )**
**County of** Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 565,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2021.

Notary Public

My Commission Expires: 5.30.24

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

