Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2456

Karen Johnson Davidson County
Batch# 640104 DEEDWARR
05/19/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210519-0067934

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Amanda Mijna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2021

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

Commission Expires: 7-17-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather Elizabeth Wingate and Robert Jones 1407 Russell Street Nashville, TN 37206	Heather Wingate and Robert Jones 1218 7th Ave N. Nashville, TN 37208	083-13-0-276.00

WARRANTY DEED

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, I/WE,

Ashlinn Clare Romagnoli, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Elizabeth Wingate, an unmarried woman and Robert Jones, an unmarried man

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. 45 on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, 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 Cale Schmit, unmarried by Warranty deed from Brittany Witt, unmarried of record in Instrument No. 20170404-0032690 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 04, 2017.

Being the same property conveyed to Ashlinn Clare Romagnoli, unmarried woman by Warranty deed from Cale Schmit, unmarried of record in Instrument No. 20190220-0015207 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.
Scrivener's Affidavit recorded in Instrument No. 20190823-0085213.

The execution of this instrument by Ashlinn Clare Romagnoli is effected by the signature of her Attorney-in-Fact, Giuliano Romagnoli pursuant to the Specific Power of Attorney of record in Instrument 20210510-0062301, Register's Office for Davidson County, Tennessee, dated May 6th, 2021 and recorded May 10th, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1407 Russell Street, Nashville, TN 37206

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 13 day of May, 2021.

Ashlinn Clare Romagnoli by Giuliano Romagnoli - ATTORNEY-IN-FACT.

Ashlinn Clare Romagnoli by Giuliano Romagnoli, her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, the undersigned notary public, **Giuliano Romagnoli,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Ashlinn Clare Romagnoli** and acknowledged that they executed the same as the free act and deed of the said **Ashlinn Clare Romagnoli,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20210510-0062301, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at NEW SMYRNA BCH (city), FLORIDA (state) this 13 day of May, 2021.

ANNMARIE OPRE
Notary Public - State of Florida
Commission # GG 076125
My Comm. Expires Jun 7, 2021
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 6/7/21

(Notary Seal)

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY