THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $690,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2023

Karen Johnson Davidson County
Batch# 640456 DEEDWARR
05/20/2021 09:38:23 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20210520-0068399

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The LNR Living Trust 2105 18th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 104 12 0 212.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Romine and Penny Romine, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The LNR Living Trust, with Nicholas Jay Randazzo and Laura Anne Randazzo as Trustees, under trust agreement dated the 17th day of December, 2019**, ("Grantees"), its 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 Lot No. 10 on the Plan of Lenox Place, of record in Book 161, Page 171, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Romine and Penny Romine, husband and wife, by Warranty Deed from John R. Gibson, Personal Representative under the last Will and Testament of Frances Ragan Gibson and John R. Gibson and Susan Gibson Brown as devisees under the Last Will and Testament of Frances Ragan Gibson, of record in Instrument No. 20180531-0051986, in the Register's Office of Davidson County, Tennessee, dated May 31, 2018 and recorded on May 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lenox Place, as recorded in Plat Book 161, Page(s) 171.

This is improved property located at 2105 18th Avenue South Nashville TN 37212

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 19th day of May, 2021.

Scott Romine

Penny Romine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Romine and Penny Romine, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024