Karen Johnson Davidson County
Batch# 660353 DEEDWARR
06/21/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210621-0082971

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

W-SB-KW-21-4316-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.6.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Ready and Jacob Roig	**Mortgage Investors Group**	
(NAME) **4316 Summercrest Blvd #401**	(NAME) **8360 E Walker Springs Lane**	**164-06-0A-025.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Knoxville TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEREMY A. ROMITO, AN UNMARRIED MAN RHONDA ROMITO, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX READY, AN UNMARRIED MAN, AND JACOB ROIG, AN UNMARRIED MAN, AS joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Final Plat of Autumn Glen, Section 1, a Condominium Regime of record in Plat at Instrument No. 20020926-0117438, 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 Jeremy A. Romito, an unmarried man and Rhonda Romito, a married woman, as tenants in common with the rights of survivorship by Warranty Deed from Minaba Wariboko-Okafor, f/k/a Minaba A. Wariboko, and husband, Ndubuisi Okafor, of record in Instrument No. 20160303-0020741 Register's Office for Davidson County, Tennessee, dated March 02, 2016 and recorded on March 03, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20020926-0117438, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Autumn Glen, Section 1, a Condominium Development of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591 and Instrument Number 20170510-0046473, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and Book 11669, Page 376 and Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee.
- Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, Register's Office for Davidson County, Tennessee.
- Access, amenities, and reciprocal drainage and detention facilities easement and maintenance agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4316 Summercrest Blvd #401, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF JUNE, 2021.

Jeremy A. Romito

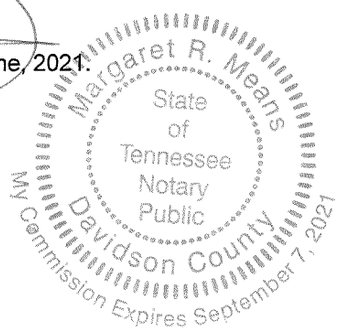
Rhonda Romito

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY A. ROMITO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

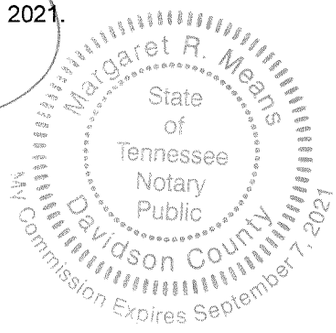


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA ROMITO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

