Karen Johnson Davidson County
Batch# 843372 DEEDWARR
04/21/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20220421-0046078

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-03-200
Parcel ID: 097 02 0A 053.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Darrell A. Drumwright and Latonya T. Drumwright 1318 Riverbrook Drive Nashville, TN 37076	Same as New Owner	Map/Parcel 097 02 0A 053.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Romano, an unmarried man**("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Darrell A. Drumwright and Latonya T. Drumwright, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as 1318 Riverbrook Dr, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> The aforesaid Plat of record in Instrument No. 20080723-075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-059689.
>
> Being the same property conveyed to Michael Romano, Unmarried, by Warranty Deed from Alfia Caldwell, a single person, of record in Instrument No. 20190731-0075303, in the Register's Office of Davidson County, Tennessee. dated June 21, 2019 and recorded on July 31, 2019.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of April, 2022.

Michael Romano

STATE OF Florida
COUNTY OF Palm Beach

On this 13th day of April, 2022, before me personally appeared Michael Romano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

Notary Signature
My commission expires: 01-03-2025

Notary Public State of Florida
Christine Lewis
My Commission HH 059431
Expires 01/03/2025

AFFIDAVIT OF VALUE

The Foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 321,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14 day of April, 2022.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 14th, 2022.

Date

Affiant Signature

April 14th, 2022

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY