Karen Johnson Davidson County
Batch# 869811 DEEDWARR
06/13/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220613-0066716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OP Gold, LLC, a Delaware Limited Liability Company	OP Gold, LLC, a Delaware Limited Liability Company	Parcel ID: 10214004800
(NAME) 2150 E. Germann Road	(NAME) 2150 E. Germann Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael W. Romeo and wife, Shirley A. Romeo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP Gold, LLC, a Delaware Limited Liability Company**, 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. 83 on the Plan of Crest Meade Section II, as of record in Book 2331, page 151, amended in Instrument No. 20140801-0068848, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Clematis Drive, the same being the common corner of Lots 83 and 84; thence southwardly with the dividing line between said lots, 211.8 feet to a monument; thence westwardly with the dividing line between Lots 83 and 94; 132.9 feet to a point in the easterly margin of Alfred Drive; thence with the easterly margin of Alfred Drive, 152.1 feet to a monument and continuing 42.3 feet to a monument; thence around a curve to the right 42.7 feet to a monument in the southerly margin of Clematis Drive; thence with the southerly margin of Clematis Drive eastwardly 128.8 feet to a monument and continuing 25 feet to a monument and continuing 45.4 feet to the point of beginning.

Being the same property conveyed to Michael W. Romeo and wife, Shirley A. Romeo from George William Ward Jr., married by Warranty Deed dated June 27, 2013 and recorded on July 9, 2013 in Instrument No. 20130709-0070733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1220 Alfred Drive, Nashville, TN 37205

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 do 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.

Witness our hands this 3rd day of June, 2022

Michael W. Romeo

Shirley A. Romeo

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael W. Romeo and wife, Shirley A. Romeo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2022.

Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 6/3/2022.

Date

Jamika Jones
Affiant Signature

06/06/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206130066716