This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 875867 DEEDWARR
06/22/2022 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071265

New Owner:	**Send Tax Bill:**	**Map/Parcel**
LAURA K ROMERIO, Trustee LAURA K. ROMERIO TRUST dated August 22, 2016 451 Red Sunset Court Brentwood, TN 37027	SAME	18-06-0B-030.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

Sworn to and subscribed before me this June 16, 2022.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, LAURA KATHERINE ROMERIO, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LAURA K ROMERIO, TRUSTEE of the LAURA K. ROMERIO TRUST dated August 22, 2016.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this 16th day of June, 2022.

By: Laura Katherine Romerio
LAURA KATHERINE ROMERIO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA KATHERINE ROMERIO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of June, 2022.

Rachel Schow
NOTARY PUBLIC

My Commission Expires: 3/3/26

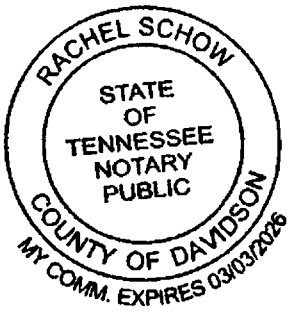


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Plat of Heights at Autumn Oaks, Phases 5 & 6 of record in Plat at Instrument No. 20191118-0118709, revised in Plat at Instrument No. 20200429-0044960, 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 LAURA KATHERINE ROMERIO an unmarried woman, by Warranty Deed of record from REGENT HOMES, LLC, a Tennessee limited liability company, in Instrument Number 20210517-0065853 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 451 Red Sunset Court, Brentwood, TN 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 June 16, 2022 (date of document).

Signature

6/16/22

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of June, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026