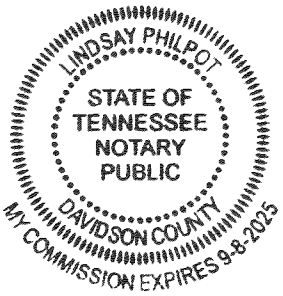
Karen Johnson Davidson County
Batch# 881595 DEEDWARR
06/30/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,537.20
20220630-0075772

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $956,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dries Kimpe		104-14-0-096.00
(NAME)	(NAME)	
2218 29th Avenue South	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty-Six Thousand And No/100 Dollars ($956,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAURA H. ROMERSA, TRUSTEE OF THE LAURA H. ROMERSA REVOCABLE LIVING TRUST DATED JULY 9, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DRIES KIMPE, UNMARRIED MAN**, 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 the northerly 50 feet of Lots No. 64 and 65 on the Plan of Bransford Realty Co.'s Subdivision of Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of 29th Avenue South and extends back between parallel lines, with the southerly margin of a 15 foot alley, 140 feet to a dead line.

Being the same property conveyed to LAURA H. ROMERSA, by deed from THOMAS G. MCCONNELL AND SPOUSE, LISA A. GOEHRING, of record in Instrument No. 20070806-0093275, dated August 3, 2007, said Register's Office. Being further conveyed to LAURA H. ROMERSA, TRUSTEE OF THE LAURA H. ROMERSA REVOCABLE LIVING TRUST, DATED JULY 9, 2019, by deed from LAURA H. ROMERSA, of record in Instrument No. 20190709-0066866, dated July 9, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2218 29th Avenue South, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 27 day of JUNE, 2022.

Laura H. Romersa, Trustee of the Laura H. Romersa Revocable Living Trust dated July 9, 2019

BY: Laura H. Romersa
Laura H. Romersa, Trustee

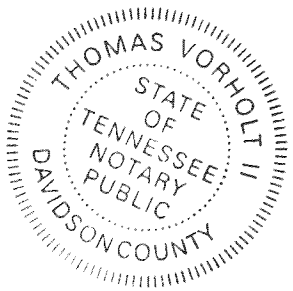
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura H. Romersa, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Laura H. Romersa Revocable Living Trust, dated July 9, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 27 of JUNE, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)



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 June 27th 2022.

Date

Affiant Signature

June 27, 2022
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27 day of June, 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