This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18759-CC

Karen Johnson Davidson County
Batch# 919970 DEEDWARR
09/21/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220921-0105083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2022.

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Brandon Liggett 3207 Granny White Pike Nashville, TN 37204	New Owner	131-2-11.00

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John Romersa**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brandon Liggett**, hereinafter called the Grantee, his 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, 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Hillsboro Circle, formerly Hillsboro Drive, as widened, and runs back between parallel lines 149.5 feet to a deadline.

Included within the above description but specifically excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Finis M. and wife, Mary T. Sharp, of record in Book 4555, page 689, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee being part of Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the present westerly margin of Hillsboro Circle and runs back between parallel lines 5 feet to point on the new relocated Westerly margin of Hillsboro Circle.

Being the same property conveyed to John Romersa by Quitclaim Deed from Laura H. Romersa, dated September 13, 2007, recorded October 9, 2007, of record in Instrument No. 20071009-0120286, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to John C. Romersa and wife, Laura H. Romersa by Warranty Deed from Gwen Thurman Pickard, Milbrey Thurman Coffman, Ralph Thurman, Jr., Wayne Thurman and Melinda Thurman McInteer, dated May 19, 2000, recorded may 25, 2000, of record in Instrument No. 200005250052356, said Register's Office.

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Together with Easement for Ingress/Egress as described in Cross Easement Agreement of record in Instrument No. 20190129-0008541, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4105 Hillsboro Circle, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2022.

GRANTOR:

John Romersa

STATE OF TENNESSEE)
COUNTY OF TN) Davidson KY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Romersa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2022.

SIBER MUHSIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 2, 2024

Notary Public
My Commission expires: 9/2/24

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Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/15/2022.

Kirsten Virden
Affiant Signature

9/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2022..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

