This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 943140 DEEDWARR
11/21/2022 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20221121-0122923

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA ROMANELLO AND ANDREW ANTHONY ROMANELLO, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT NO 50 ON THE PLAN OF HICKORY VALLEY CONDOMINIUMS, OF RECORD IN BOOK 4460, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HICKORY VALLEY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4521, PAGE 574; AS CLARIFIED, AND AMENDED IN BOOK 5001, PAGE 394; BOOK 8466, PAGE 263; AND AS AMENDED AND RESTATED IN BOOK 10597, PAGE 675, AS RE-RECORDED IN BOOK 10645, PAGE 743; SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY REAL ESTATE 2015, LLC BY QUITCLAIM DEED FROM BRECKENRIDGE PROPERTY FUND 2016, LLC, DATED MAY 5, 2022, OF RECORD IN INSTRUMENT NO 20220513-0055588, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5515 COUNTRY DR UNIT 50, Nashville, TN 37211, AND IS DESIGNATED AS MAP AND PARCEL NO. 162 05 0C 050.00 CO.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 10th day of November, 2022.

CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY
ITS MANAGER

_____
BY: _____
ITS: AUTHORIZED AGENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC, the within named bargainor, a California Limited Liabolity Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC. see attached

DONE at offices, on this the ____ day of _____, 2022.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On November 10,2022 before me, D.L. Clark, a Notary Public
(here insert name and title of the officer)

personally appeared Gregory L. Geiser, authorized agent for Wedgewood, LLC, Manager of Champery Real Estate 2015, LLC,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NRO1 D. L. CLARK COMM. #2347530 Notary Public - California Los Angeles County My Comm. Expires Feb. 17, 2025 NRO1

WITNESS my hand and official seal.

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00.

Deanna Romanello
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2022.

Brenda Lewis
NOTARY PUBLIC
My commission expires 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) as follows:
DEANNA ROMANELLO and ANDREW ANTHONY ROMANELLO
5515 Country Drive, Unit 50
Nashville, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 162 05 0C 050.00 CO

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on November 10, 2022.

John Cobb Rochford

November 10, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on November 10, 2022.

Brooke Sobo

My commission expires: 9/8/25

