This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19386-LV

Karen Johnson Davidson County
Batch# 958045 DEEDWARR
01/05/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230105-0000933

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2023.

Notary Public
My Commission Expires: 11-2-2026

FELICIA KIELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allan S. Night Trust dated July 30, 2019 2632 West Beverly Boulevard Montebello, CA 90640	Address of New Owner	081-15-0-226

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Raymond Romano III and Chadwin Jase Clark, a married couple,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allan S. Night Trust dated July 30, 2019,** hereinafter called the Grantee(s), 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 easterly 34.5 feet of the westerly 97.5 feet of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2nd Addition to Nashville, called the "Town of McGavock:, as of record in Book 21, Page 41, Register's Office for said County, and described according to a survey and plat by Norris Hickerson, surveyor, August 20, 1949, as follows:

Beginning at a point 107 feet westerly of the west margin on 17th Avenue North, running thence with the southerly margin of Cockrill Street N 52 degrees E 34.5 feet to a point; then S 39 degrees E 75 feet to a point in the northerly margin of an alley; said point being 97.5 feet easterly of a 16-foot alley, running thence with northerly margin of alley, S 52 degrees W 34.5 feet to a point, running thence N 38 degrees W 75 feet to a point of beginning.

Being the same property conveyed to Raymond Romano III and Chadwin Jase Clark, a married couple by Quitclaim Deed from Genevieve Romano and Raymond Romano Jr., wife and husband of record as Instrument No. _202301050000932_____ in the Register's Office for Davidson County, Tennessee, dated October 5, 2022 and recorded on _____.

Being the same property conveyed to Raymond Romano III, a single man and Genevieve Romano and Raymond Romano Jr., wife and husband, as joint tenants in common with right of survivorship each as to the interest of the others by Warranty Deed from Sheri Prosser, a married woman of record as Instrument No. 20161003-0103895 in the Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 3, 2016.

This is improved property located at: **1705 Cockrill Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 3rd day of January, 2023.

GRANTOR:

Raymond Romano III

Raymond Romano, III

Chadwin Jase Clark

Chadwin Jase Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond Romano, III and Chadwin Jase Clark, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of January, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202301050000933

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 5, 2023 (date of document).

Affiant Signature

January 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023