THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243641**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2023. Notary Public My Commission Expires

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 974360 DEEDWARR
02/27/2023 10:18:47 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20230227-0013554

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Summer Breeze Holdings, LLC 1431 Greenland Avenue Nashville, TN 37216	New Owner	Tax Parcel ID No. 072 09 0 416.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald L. Romero, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Summer Breeze Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 107, Irvington, as shown on Plat of record in Plat Book 843, Page 60, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald L. Romero, an unmarried man, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1, of record in Instrument No. 20080123-0007031, in the Register's Office of Davidson County, Tennessee, dated December 20, 2007 and recorded on January 23, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Mayra Romero joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Ronald L. Romero.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Irvington, as recorded in Plat Book 843, Page(s) 60.

This is improved property located at 921 Cahal Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2023.

Ronald L. Romero

Mayra Romero

STATE OF New Jersey)
COUNTY OF Monmouth)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald L. Romero,* with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

*and Mayra Romero

Witness my hand, at office, this 22nd day of February, 2023.

Notary Public
My Commission Expires: 11-26-2026

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2026