WARRANTY DEED

File #23033

Karen Johnson Davidson County
Batch# 979729 **DEEDWARR**
03/13/2023 10:27:45 AM 2 pgs
Fees: $13.00 Taxes: $1,360.86

20230313-0017920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/17/26
(AFFIX SEAL)

KYLE HENRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 17, 2026

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Romersa & Chadawarin Romersa	NEW OWNER	133-03-0-051.00
(NAME)	(NAME)	
1122 Ridgeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Christopher L. Jordan, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Romersa and Chadawarin Romersa, husband and wife,** 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 part of Lot No. 18 on the Map of Hinchey Petway's Subdivision of record in Minute Book "1", page 442, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the Northerly margin of the Antioch or Mill Creek Road at the Southeast corner of a 7.6 acre tract purchased by C. M. Rogers and wife, Octavia Rogers from L. C. Yates and wife, Nannie Yates, which is described in deed registers in Book 919, page 752, RODC, TN; running thence South 87 degrees 30 minutes West 69 ft. along the said Northerly margin of the Antioch or Mill Creek Valley Road to a point; thence North 3 degrees East 220 ft. to a point; thence North 87 degrees 30 minutes East 69 ft. to a point in the Easterly line of the said tract purchased by C. M. Rogers and wife, Octavia Rogers; thence South 3 degrees West 220 ft. along said Easterly line of said tract to the Point of Beginning.

Included therein but expressly excluded therefrom is the following described property:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, TN, being part of Lot No. 18 on the Map of Hinchey Petway's Subdivision, of record in Minute Book "1", page 442, of the Chancery Court at Nashville and described as follows:

Said strip or parcel of land fronts 69 feet on the present North margin of Antioch 'Pike and runs back between parallel lines 18.50 feet on the East line and 19.15 feet on the West line to points on the new relocated North margin of Antioch Pike on which it measures 69.10 feet thereon, the same being parallel to and 30 feet from the new relocated centerline of said Pike. Being the same property conveyed to Christopher L. Jordan, unmarried, by Warranty Deed from Kristine F. Duke, unmarried, of record in Instrument No. 20161027-0113601, Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on October 27, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 166 Antioch Pike, Nashville, TN 37211

(House Number) (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.

Witness my hand this 10th day of March, 2023.

Christopher L. Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christopher L. Jordan, unmarried**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2023.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027