This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1073991 DEEDQC
11/21/2023 10:42:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231121-0090539

New Owner:	Send Tax Bill:	Map/Parcel
Robbie Ann Williams Romeo, Trustee of the Robbie Romeo Revocable Living Trust dated October 27, 2023, and any amendments thereto 813 Doncaster Lane Nashville, TN 37221	Same as new owner	141 05 0A 017.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Robbie Ann Romeo
AFFIANT

Sworn to and subscribed before me this 27th day of October 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROBBIE ANN ROMEO**, by these present do hereby quitclaim and convey unto **ROBBIE ANN WILLIAMS ROMEO, TRUSTEE OF THE ROBBIE ROMEO REVOCABLE LIVING TRUST DATED OCTOBER 27, 2023, AND ANY AMENDMENTS THERETO**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No- 17, Final Plat Avondale Park, Phase 1, Section 1B, of record in Instrument No. 20120321-W24110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Robbie Ann Romeo by deed from Timothy Beckmann and Melanie Bockmann, husband and wife, of record in Instrument No. 20221209-0128463, in the Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendment of record in Instrument No. 20190313-0023161, said Registers Office.

HOA Common Area Quitclaim Deed of record in Instrument No, 20170130-0009317, as corrected in instrument No. 20190618-0058614, said Register's Office.

Easement for right-of-way of an electric power he granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record In Book 787, Page 7, said Register's Office.

Right of Way of record in Book 341, Page 277, Register's Office for Davidson County, Tennessee; by deed from S.F. Newsom to Nashville, Chattanooga & St Louis Railway, of record in Book 350, Page 371, Registers Office for Davidson County, Tennessee; by deed from J.B. Fell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St Louis Railway, of record in Book 362, Page 561, Register's Office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran End, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 398, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of the perpetual right to ley and maintain a water pipe from the lot conveyed along the edge of the Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.

Easement and right-of-way for electric power transmission lines and poles with the rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, said Registers Office.

Easement for water line granted by Rodgers Properties, inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, said Registers Office.

Easement for sewer fine granted by Michael R. Allison to Hemet Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, said Registers Office.

A 15 foot public roadway running parallel with the railroad right-of-way in the extreme eastern part of the Property comprising the tract of 38,71 acres conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Registers Office for Davidson County, Tennessee, which may be part of the Property, is included in the description of such tract but expressly excluded from conveyance.

Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St. Louis Railway right-of-way and along the west side of Lot

No.1 on the Plan of record in Book 1, Page 25, Register's Office for Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet thereof being on the east side of the line between said Dower Tract and said Lot 5, and 6 feet thereof being on the west side of the line between said Dower Tract and said Lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in the suit of R.P. Hutton et al vs. J,B. Ezzell, Docket Nos. 25,062 and 26,939 (references thereto appear In a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and In subsequent deeds).

Easement for water main across the Dower Tract, a part of the Property, from the 38,71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Registers Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Registers Office for Davidson County, Tennessee).

Subject to any and all encumbrances, restrictions, easements, plats, covenants. rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 813 Doncaster Lane, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 27th day of October, 2023.

By: Robbie Ann Romeo
ROBBIE ANN ROMEO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robbie Ann Romeo, with whom I am personally acquainted (or who provided by sufficient evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 27th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025