Karen Johnson Davidson County
Batch# 1081843 DEEDWARR
12/14/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20231214-0096640

Name and Address of New Owner:
Cristian Martin Romo, a single man
205 Towne Valley Court
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23111625

Map and Parcel: 150 10 0 093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ADL Capital, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Cristian Martin Romo, a single man**, 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 Lot No. 255 on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, page 268 & 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to ADL Capital, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on June 30, 2023 in Instrument Number 20230630-0050338, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Towne Village of the Country of record in Book 5635, page 545; All matters as set forth per plat of record in Book 5200, page 268 & 269; Deed of Conveyance for sanitary sewer of record in Book 6303, page 423; Deed of Conveyance for water mains of record in Book 6303, page 420 and Book 5866, page 45; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 205 Towne Valley Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 13th day of December, 2023.

ADL Capital, LLC

BY: _____

David Ryan Long, Sole Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, David Ryan Long, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of ADL Capital LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal this 13th of December, 2023.

_____

Notary Public

My Commission Expires: 4/19/2026

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,900.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 13th day of December, 2023.

_____

Notary Public

My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/13/23.

Affiant Signature – Joshua A. Terry

12/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27