Karen Johnson Davidson County
Batch# 1084902 DEEDWARR
12/21/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20231221-0098543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua William Daniel	LENDING HAND MORTGAGE LLC	Parcel ID: 149-03-0J-005.00-CO
(NAME) 2548 Murfreesboro Pike #5	(NAME) 510 LENTZ DR	
(ADDRESS) Nashville, TN 37217	(ADDRESS) MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dylan Romano, a single man, a/k/a Dylan Ramano,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua William Daniel, an unmarried man,** hereinafter called the Grantees, 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 Unit No. 5 on the Plan of Townview Place, Lot4A Townhomes, a Horizontal Property Regime as shown on Exhibit B of the Declaration of Covenants, Conditions and restrictions for Townview Place, Lot4A Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument Number 20170313-0024399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dylan Ramano, single man from TW1, LLC by Warranty Deed dated February 26, 2020 and recorded on February 27, 2020 in Instrument No. 20200227-0022039, Register's Office for Davidson County, Tennessee. Dylan Romano erroneously reflected in granting deed book page as Dylan Ramano.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2548 Murfreesboro Pike #5, Nashville, TN 37217

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 our hands this 15th day of December, 2023

Dylan Romano

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dylan Romano, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2023.

Notary Public

My Commission Expires: 02-04-2026

(SEAL)

DEMETRICE ALEXANDER WILLIAMS NOTARY PUBLIC STATE OF ALABAMA

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 19, 2023** (date of document).

Affiant Signature

December 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25