RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1089911
01/09/2024 10:51:54 AM
Fees: $13.00 Taxes: $10,545.00

Davidson County
DEEDWARR
2 pgs

20240109-0001793

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/05/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/2025

BOX 10-A

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4553

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kimberly Hendricks	Same as new owner	137 00 0 067.00
3519 Couchville Pike		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert E. Romeo and Amy B. Romeo, Trustees of The Robert E. Romeo and Amy B Romeo Living Trust dated October 2, 2006, and Amy B. Romeo and Robert E. Romeo, Trustees of The Amy B. Romeo and Robert E. Romeo Living Trust dated October 2, 2006

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Hendricks

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 2 on the Map showing S.A. Buchanan's Subdivision of the Castleman Tract, not of record, described according to survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:

Beginning in the center of Couchville Pike on Franklin College Road at the corner of Lot Nos. 1 and 2, being 555 East of the intersection of Lot No. 1 and the road bordering the J.Y. Purgh Tract; thence with the line between said two lots, South 0' 38' East 996 feet to the Northerly margin of a private road; thence with said road, South 88' 48' East 762 feet to the corner of Lot Nos. 2 and 3; thence with the line between Lot Nos. 2 and 3, North 0' 38' West 1005 feet to the center of Couchville Pike; thence with the same, North 89 1/2' West 762 feet to the beginning, containing 17.5 acres, more or less.

Being the same property conveyed to Robert E. Romeo and Amy B. Romeo, or their successors, as trustees of the Robert E. Romeo Living Trust dated October 2, 2006, and Amy B. Romeo and Robert E. Romeo, or their successors, as trustees of the Amy B. Romeo Living Trust dated October 2, 2006, as tenants in common by Warranty Deed from James Robert Daniel Ward and Jennifer Elizabeth Ward, husband and wife of record in Instrument No. 20170519-0049974 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 19, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3519 Couchville Pike Nashville, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 5, 2024}.

Robert E. Romeo and Amy B Romeo of the Robert E Romeo and Amy B Romeo Living Trust dated October 2, 2006

By: _____
Robert E. Romeo, Co Trustee

By: _____
Amy B Romeo, Co Trustee

Amy B. Romeo and Robert E Romeo of the Amy B Romeo and Robert E Romeo Living Trust dated October 2, 2006

By: _____
Amy B Romeo, Co Trustee

By: _____
Robert E. Romeo, Co Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~SUMNER~~ Ventura

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Robert E. Romeo and Amy B. Romeo Trustee of the The Robert E. Romeo and the Amy B Romeo Living Trust dated October 2, 2006 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Sworn and subscribed before me this January 5th, 2024.

_____
Notary

My Commission Expires: December 6th, 2024

SHOBANADEVI KANNAN
COMM. # 2339386
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. DEC. 06, 2024

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~SUMNER~~ Ventura

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Amy B. Romeo and Robert E. Romeo Trustee of the The Amy B. Romeo and Robert E Romeo Living Trust dated October 2, 2006 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Sworn and subscribed before me this January 5th, 2024.

_____
Notary

My Commission Expires: December 6th, 2024

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