This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 14th day of February, 2024.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY
MARCH 15, 2026

Karen Johnson Davidson County
Batch# 1101260 DEEDWARR
02/14/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240214-0010349

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wade and Leslie Rompel 105 Deeley Ct Folsom, CA 95630	New Owner	081-12-0T 262.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALAINA STOCHAJ, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WADE ROMPEL AND LESLIE ROMPEL, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 262 , Werthan Lots IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205- 0011062, further amended in Instrument Nos. 20110713-0053571,20120723-0064381, 20131230-0130918, 20140725-0066210, in the Registers Office for Davidson County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alaina Stochaj, an unmarried woman, by deed dated 06/14/2021, from Laura E. Hyde, an unmarried woman, of record in Instrument No. 20210618-0082879, Register's Office for said County. The said property having never been the primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1350 Rosa L. Parks Blvd #262, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of February, 2024.

Alaina Stochaj

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alaina Stochaj, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2024.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-12-24.

Affiant Signature

2-14-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202402140010349