Karen Johnson
Batch # 1111942
03/18/2024 10:07 AM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20240318-0018402

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-140

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0014

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $280,000.00

Sworn to and subscribed before me this 12 day of March, 2024.

Affiant

Notary Public
My Commission Expires:

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Robert M. Romero Irma H. Romero 140 Westfield Drive Nashville, TN 37221	New Owner	182-13-0A-140.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael David Graham and Alma Lynne Graham as Co-Trustees of the Michael and Lynne Graham Revocable Trust dated March 3, 2020** hereinafter called the "Grantors," has bargained and sold, and by these presents does transfer and convey unto **Robert M. Romero, unmarried and Irma H. Romero, married, as tenants in common with rights of survivorship** hereinafter called the "Grantees," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 140 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by a Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801, page 962, in Book 6831, page 982, in Book 7271, page 256;the plat of which is of record in Plat Book 6250, page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, as of record in Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Graham and Alma Lynne Graham, husband and wife by Warranty Deed from Erin Courtney Keller, married of record in Instrument No. 20181008-0099536 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 08, 2018.

Being the same property conveyed to Michael David Graham and Alma Lynne Graham as Co-Trustees of the Michael and Lynne Graham Revocable Trust dated March 3, 2020 by Quit Claim Deed from Michael D. Graham and wife, Alma Lynne Graham of record in Instrument No. 20200316-0028619 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 16, 2020.

This is improved property known as **140 Westfield Drive, Nashville, TN 37221**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 12th day of March, 2024.

Michael David Graham, Co-Trustee

Alma Lynne Graham

Alma Lynne Graham, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael David Graham and Alma Lynne Graham**, the within named bargainors, with whom I am personally acquainted (or proved their identity to me on the basis of satisfactory evidence), and who upon oath, acknowledged him/herself to be current Co-Trustees of the Michael and Lynne Graham Revocable Trust dated March 3, 2020, that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2024.

Rosemary Holst

Notary Public
My Commission Expires: 5-9-2026

