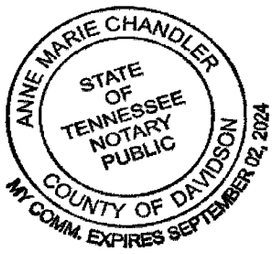
Karen Johnson Davidson County
Batch# 1117094 DEEDWARR
04/02/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240402-0022585

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $740,000.00. Affiant Subscribed and sworn to before me, this the 27th day of March, 2024. Notary Public My commission expires: 09/02/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank Romano	Churchill Mortgage Corporation	061-02-0-126.00
801 Joyce Lane	1749 Mallory Lane, Suite 100	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **57 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK ROMANO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee and being described as follows:

Being Lot No. 42 on the Plan of Gra-Mar Acres, Section 3, as of record in Book 2133, Page 108, Register's Office for said County, described as follows: Beginning on the Northwesterly margin of Joyce Lane at the corner of lots Nos. 41 and 42; thence with the line between said two lots Northwestwardly 200 feet; thence South 61 degrees 38 minutes West 191.2 feet to the Northeasterly margin of Gra-Mar Drive; thence with said Drive Southeastwardly 219 feet to the beginning of a curve; thence, around said curve with a radius of 20 feet Southeastwardly 31.42 feet, the Northwesterly margin of Joyce Lane; thence with said Lane Northeastwardly 179.9 feet to the beginning.

Being the same property conveyed to 57 Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Carol A. McDonald, a married woman and H. Craig Allen, a married man and Susan A. Rodgers (Incorrectly shown as Susan A. Rodger on prior Quitclaim Deed), a married woman of record in Instrument No. 20210707-0091451 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 07, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 801 Joyce Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2024.

57 Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Greg Greenwell, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Greg Greenwell, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of 57 Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2024.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 **March 27, 2024** (date of document).

Affiant Signature

April 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2024.

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

202404020022585