Karen Johnson Davidson County
Batch# 1121693 DEEDWARR
04/11/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240411-0025805

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rodney R. Romeo and Frances Romeo 621 East Wildmere Avenue Longwood, FL 32750	Rodney R. Romeo and Frances Romeo 621 East Wildmere Avenue Longwood, FL 32750	097 02 0A 544.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clint Michael Van Grevenhof, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Rodney R. Romeo and Frances Romeo, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3018 Friars Trail, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 544 on the Plan of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, 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 Clint Van Grevenhof, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20160411-0034328, in the Register's Office of Davidson County, Tennessee, dated March 30, 2016 and recorded on April 11, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 11th day of April, 2024.

Clint Michael Van Grevenhof

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Gibson
9th

On this ~~4th~~ 9th day of April, 2024, before me personally appeared Clint Michael Van Grevenhof, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 9th day of April, 2024.

Michelle Y Thomas
Notary Signature
My commission expires: 01.21.2026

MICHELLE Y THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 01-21-2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Kay
AFFIANT

Sworn to and subscribed before me this 9 day of April, 2024

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 04/09/2024.

Date

Holly Ray

Affiant Signature

04/09/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

