Name and Address of New Owner and Tax Bills:
Michael Romano and Linda Romano
312 Chesterfield Circle Nashville, TN 37115

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road Clarksville, TN 37043

Map & Parcel No: 104-10-0G-001-00

Karen Johnson Davidson County
Batch# 1144328 DEEDWARR
06/06/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240606-0042553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Concord Ventures Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Romano and Linda Romano, husband and wife and Ryan Romano, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Concord Ventures Group, LLC, a Tennessee Limited Liability Company by Warranty Deed dated February 23, 2024 from Adrienne Ewing-Roush and Kenneth Ewing-Roush, a married couple, recorded February 28, 2024, in Instrument Number 20240228-0013565, in the Official Records of Davidson County, Tennessee.

Further being the same property conveyed to Kenneth Ewing-Roush and wife, Adrienne Ewing-Roush by Warranty Deed dated October 29, 1999 from Ann L. Vickery, an unmarried person, recorded November 4, 1999, in Book 11732, Page 498-502, in the Official Records of Davidson County, Tennessee.

This property is known as **312 Chesterfield Circle, Nashville, TN 37115**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of June, 2024.

Concord Ventures Group, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Richard Garrett, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, Sara N. Golden of the state and county mentioned, personally appeared Richard Garrett, Member of Concord Ventures Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Concord Ventures Group, LLC, the within named bargainor, a Limited Liability Company, and that such Richard Garrett, Member of Concord Ventures Group, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Clarksville, TN, this 3rd day of June, 2024.

Sara N Golden
Notary Signature

SARA N. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Printed Name: Sara N. Golden

My commission expires: 02/18/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary Signature
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 11 19 2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6/3/2024.

Affiant Signature – Joshua A. Terry

6/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON