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

Karen Johnson Davidson County
Batch# 1153101 DEEDWARR
07/01/2024 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240701-0049515

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rodney Romeo and Frances Romeo 1076 Riverwood Village Blvd Nashville, TN 37076	Rodney Romeo and Frances Romeo Same as new owner	097 02 0A 019.00

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, **Tammy Drake, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Rodney 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 1076 Riverwood Village Boulevard, 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. 19 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Plat at Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammy Drake, a single woman, by Warranty Deed from Benjamin M. Williams, a single man, dated May 15, 2023 and recorded May 15, 2023 in Instrument No. 20230515-0036249, Register's Office for Davidson County, Tennessee.

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 1st day of July, 2024.

Tammy Drake

STATE OF Michigan
COUNTY OF St. Clair

On this 27 day of June 2024, before me personally appeared Tammy Drake, 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 27 day of June 2024.

Notary Signature
My commission expires: 2/24/2027

Akiya D Brown
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Macomb
My Commission Expires February 24, 2027
Acting in the County of St. Clair

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

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 06/27/2024.

Date

Holly Ray

Affiant Signature

6/27/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY