Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240347232

Karen Johnson Davidson County
Batch # 1167263 DEEDWARR
08/12/2024 09:57:05 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20240812-0060260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2024.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
613 Claridge Drive, LLC 6B Whiteway Windham, NY 12496	New Owner	Tax Parcel ID No. 107 08 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Romanoff, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **613 Claridge Drive, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Larkwood Subdivision, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Thomas Romanoff, by Quitclaim Deed from Andrew Baumann, of record in Instrument No. 20200626-0069612, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020 and recorded on June 26, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Larkwood, as recorded in Plat Book 2900, Page(s) 144.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3186, Page 181 as being amended in Book 3339, Page 363 and Waiver record in Book 4916, Page 750.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 613 Claridge Dr Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2024.

Thomas Romanoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Romanoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025