THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4757
Parcel ID: 161-11-0D-061.00

Property Address:
436 English Ivy Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1175393 DEEDWARR
08/29/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20240829-0066626

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

Same as Owner

Name and Address of New Owner:
Daniella Romano
436 English Ivy Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **RAYNE AMELIA GRAVAT, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DANIELLE ROMANO, unmarried**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 61, Building L, as shown on the map entitled the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAYNE AMELIA GRAVAT, an unmarried woman by Deed dated March 28, 2019 from BRIAN BROLL and CASSANDRA MARIE BROLL, husband and wife, recorded April 1, 2019, in Instrument Number 20190401-0028961, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 436 English Ivy Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee.

3. Order of Possession granted to Piedmont Natural Gas Company as contained inn Instrument Number 20130419-0039360, Register's Office for Davidson County, Tennessee.

4. Articles of Incorporation for Villages of Brentwood as contained in Book 6158, page 352 and Book 7599, page 914, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 789, Book 7472, page 108 and Book 7679, page 109, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 29 day of August, 2024.

Rayne Amelia Gravat
RAYNE AMELIA GRAVAT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named RAYNE AMELIA GRAVAT, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29 day of August, 2024.

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $287,000.00.

Affiant

SWORN TO and subscribed before me on this 29 day of August, 2024.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires:
5/9/26

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 29, 2024.

Signature
Date: August 29, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of August, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025