THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1216466 DEEDWARR 12/16/2024 08:37:30 AM 3 pgs Fees: $18.00 Taxes: $999.00 20241216-0097214	STATE OF TN) COUNTY OF Cheatham) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 4 day of December, 2024. Notary Public My Commission Expires: 7/25/26

CHEATHAM COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA L. AUSTIN

WARRANTY DEED

Address New Owner: Lauren Szotko and Alex Szotko 502 Stacy Square Terrace Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 128-06-0A-502-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY LYNN ROMANO, F/K/A TIFFANY LYNN BEYE, MARRIED** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAUREN SZOTKO AND ALEX SZOTKO, WIFE AND HUSBAND** (collectively "Grantee"), Grantee's 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 Unit No. 502, together with the appurtenant interest in the common elements, of Stacy Square Townhomes II, Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6497, page 700, amended in Book 8117, page 891, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan as Attached Exhibit " A" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Stacy Square Townhomes II of record in Plat Book 6250, page 159, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany Lynn Beye, a single woman by Deed dated June 27, 2017 from Black Sheep, LLC, recorded June 29, 2017, in Instrument Number 201706290065438, in the Official Records of Davidson County, Tennessee.

This property is not a primary martial residence of the Grantor.

This is improved property commonly known as: 502 Stacy Square Terrace, Nashville, TN 37221

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 4th day of December, 2024.

TIFFANY LYNN ROMANO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TIFFANY LYNN ROMANO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 4th day of December, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____

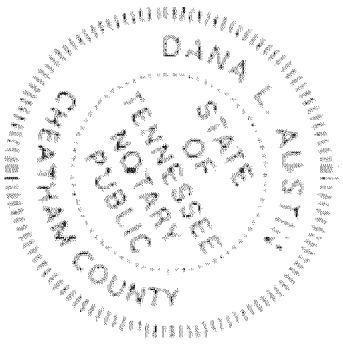
Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 December 4, 2024.

Date: December 4, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this December 4, 2024.



Notary Public
My Commission Expires: 7/25/26