WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-CWI-25-2908-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Portela Renovations, LLC	**New Owner**	
(NAME)	(NAME)	**092-06-0-145 00**
288 Fergus Rd.		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROMERO CAPITAL CORP., A NORTH CAROLINA CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PORTELA RENOVATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, Being Lot No 5 and the easterly 11 feet 3 inches of Lot No 4, of Block 14, on the map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office of Davidson County, Tennessee Said Lot No. 5 and part of Lot No 4, front together 36 feet 3 inches on the northerly side of Clare Street and run back between parallel lines to an alley.

Being the same property conveyed to Foye W Dubose and wife, Janet R. Dubose, by Warranty Deed from Lillian Reynolds, unmarried, dated January 29, 1988 and recorded February 22, 1988 in Book 7474, Page 94, Register's Office of Davidson County, Tennessee

The said Foye W Dubose having since died on April 19, 2021 His interest in the subject property vested at death in Janet R Dubose as surviving tenant by the entirety

Being the same property conveyed to Romero Capital Corp , a North Carolina Corporation, by Warranty Deed from Janet R Dubose, single, dated 20250530-0042759 and recorded May 30, 2025 in Book _____, Page _____, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 a lien, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 4-5, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2908 Clare Avenue, Nashville, Tennessee 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Karen Johnson
Batch # 1279990
05/30/2025 02 34 33 PM
Fees $18 00 Taxes $962 00

Davidson County
DEEDWARR
3 pgs

20250530-0042768

Witness my/our hand(s) this the 28th DAY OF MAY, 2025

Romero Capital Corp

BY: _____
Javier Romero
Director

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared JAVIER ROMERO, 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 the DIRECTOR of ROMERO CAPITAL CORP , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DIRECTOR

Witness my hand and official seal this the 28th of May, 2025

_____
Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin, 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 May 29, 2025 (date of document).

DM

Dawn Martin
Affiant Signature

Date 5/29/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2025.

S Chapel A
Notary Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025