Karen Johnson
Batch # 1336152
10/21/2025 08 31 34 AM
Fees $32 00 Taxes $0 00
Davidson County
DEEDWARR
6 pgs
20251021-0083547

WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
N AARON JOHNSON, ESQ. MEISSNER RUGGLES THOMPSON, INC 1555 RIVER PARK DRIVE, SUITE 108 SACRAMENTO, CA 95815	WADE DAVIS ROMPEL, TRUSTEE LESLIE KAY ROMPEL, TRUSTEE 105 DEELY COURT FOLSOM, CA 95630

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WADE ROMPEL and LESLIE ROMPEL, husband and wife (herein, "Grantor"), whose address is 105 Deely Court, Folsom, CA 95630, hereby sells, transfers and conveys to WADE DAVIS ROMPEL AND LESLIE KAY ROMPEL, TRUSTEES, or any successors in trust, under the ROMPEL FAMILY TRUST dated May 24, 2011, and any amendments thereto (herein, "Grantee"), whose address is 105 Deely Court, Folsom, CA 95630, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee.

SEE EXHIBIT A ATTACHED HERETO

Property street address: 1350 Rosa L Parks Blvd., #262, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 081-12-0T-262.00

This Instrument Prepared By REGINALD P HARRION, ESQ
C/O U S. DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 30th day of September, 2025.

GRANTOR:

Wade Rompel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

COUNTY OF Sacramento)

On September 30, 2025, before me, Candice L. Eldridge, Notary Public, personally appeared Wade Rompel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Candice L. Eldridge (Seal)

Commission expires December 22, 2027

CANDICE L ELDRIDGE
COMM # 2473702
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm Exp DEC 22, 2027

GRANTOR:

Leslie Rompel

Leslie Rompel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

COUNTY OF Sacramento)

On September 30, 2025, before me, Candice L. Eldridge, Notary Public, personally appeared Leslie Rompel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Candice L. Eldridge (Seal)

Commission expires December 22, 2027

CANDICE L ELDRIDGE
COMM # 2473702
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm Exp DEC 22, 2027

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Sacramento

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

Rompel Family Trust dated May 24, 2011

Wade Davis Rompel, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California)
County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 30th day of September, 2025, by Wade Davis Rompel, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Candice L. Eldridge
Signature of Notary Public

[Affix Notary Seal]

Commission expires December 22, 2027

CANDICE L ELDRIDGE
COMM # 2473702
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm Exp DEC 22, 2027

Grantee:

Rompel Family Trust dated May 24, 2011

Leslie Kay Rompel
Leslie Kay Rompel, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California)
County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 30th day of September, 2025, by Leslie Kay Rompel, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Witness my hand and official seal.

Candice L. Eldridge
Signature of Notary Public

[Affix Notary Seal]

Commission expires December 22, 2027

CANDICE L ELDRIDGE
COMM # 2473702
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm Exp DEC 22, 2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit 262, Werthan Lots IV and V Condominiums, as established under Master Deed of record in Instrument No 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No 20080118-0006036, amended at Instrument Nos 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, in the Registers Office for Davidson County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20240214-0010349, on February 14, 2024.

PIN NO: 081-12-0T-262.00

STREET ADDRESS:

1350 Rosa L Parks Blvd , #262, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer