NEW OWNER:

TIMOTHY ELISEO ROMERO
4828 Lindell St.
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 26-0425

Tax Map ID: 06103009700

Space for Recorder's Stamp

Karen Johnson
Batch # 1413153
04/29/2026 11:42:17 AM
Fees: $18.00 Taxes: $1,165.50

Davidson County
DEEDWARR
3 pgs

20260429-0037895

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CRV HOLDINGS, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TIMOTHY ELISEO ROMERO, married** ("Grantee"), his heirs assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot #18 on the Map of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for said County. Said Lot #18 fronts 56 feet on the easterly side of Lindell Street, and runs back 191.9 feet on the northerly line, and 170 feet on the south line, to a dead line, measuring 122 feet thereon.

Being the same property conveyed to **CRV HOLDINGS, a Tennessee general partnership,** by Warranty Deed from Thomas Edward Chapman, dated September 9, 2022, and of record in Instrument No. 20220913-0102060, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 4812 LINDELL STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 1835, Page 14, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of April, 2026.

CRV HOLDINGS
A Tennessee general partnership

By: _____
MARK A. CONNER, Partner

By: _____
TAYLOR VANDEVER, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK A. CONNER and TAYLOR VANDEVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **PARTNERS** of **CRV HOLDINGS**, a Tennessee general partnership, the within-named bargainor, and as such authorized partners, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partners.

WITNESS my hand and official seal at office this 21st day of April, 2026.

_____
NOTARY PUBLIC

My commission expires: 8/31/27

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$315,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of April, 2026.

NOTARY PUBLIC

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TR-26-4012