WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
H & W Investments, LLC	H & W Investments, LLC	117-2-30
(NAME)	(NAME)	
1912 Charlotte Ave	1912 Charlotte Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260439

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Henry J. Romersa and Kathy W. Romersa, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **H & W Investments, LLC, a Tennessee Limited Liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 13 on the Plan of Sharondale, as of record in Book 332, page 119, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property

Said part of Lot No. 13 fronts 50 feet on the northeasterly side of Sharondale Drive and runs back 410 feet on the westerly line and 400 feet, more or less on the easterly line to the right-of-way of the Tennessee Central Railroad, measuring 50 feet thereon..

Included in the description, but hereby Excluded is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by Warranty Deed from John L. Ferguson, III and wife, Louise M,. Ferguson of record in Book 4816, page 32, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Henry Romersa, unmarried and Lois C. Knight, unmarried, by Warranty Deed from John L. Ferguson III and wife, Louise M. Ferguson, dated 12/15/1977 and filed of record in Book 5237, page 598, Register's Office for Davidson County, Tennessee. See Quitclaim Deed dated 02/24/1978 and filed of record in Book 5260, page 18, wherein said property is conveyed to Henry J. Romersa and Lois C. Knight, as joint tenants with right of survivorship.

Lois C. Knight, unmarried, conveyed all of her interest in said property to Henry J. Romersa by Quitclaim Deed dated 01/16/1981 and filed of record in Book 5716, page 789, Register's Office for said County.

AND BEING the same property conveyed to Tanglewood, LP, a Tennessee limited partnership, by Quitclaim Deed from Henry J. Romersa, dated 03/25/1996 and filed of record in Book 9991, page 824, Register's Office for said County.

AND BEING the same property conveyed to Henry J. Romersa by Quitclaim Deed from Tanglewood, LP, a Tennessee limited partnership, dated and filed of record in Inst. No. 20021202-0147752, Register's Office for said County.

AND BEING a portion of the same property Henry J. Romersa conveyed to his wife, Kathy W. Romersa by Quitclaim Deed to create a tenancy by the entirety, dated 10/22/2025 and filed of record in Inst. No. 20251022-0084295, Register's Office for said County.

Subject to easements appearing of record in Book 4816, page 32 and Book 2096, page 105, Register's Office for said County.

Karen Johnson Davidson County
Batch # 1415227 DEEDWARR
05/04/2026 11:18:03 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20260504-0039466

Unimproved ☐

This is improved ☒ property, known as 2300 Sharondale Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29 day of April, 2026

Henry J. Romersa

Kathy W. Romersa

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry J. Romersa and Kathy W. Romersa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official, at office, this the 29 day of April, 2026.

Notary Public
My Commission Expires: 3/21/29

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-B-26-2300