Warranty Deed

Karen Johnson Davidson County Batch # 1427617 DEEDWARR 06/03/2026 12:29:22 PM 2 pgs Fees: $13.00 Taxes: $1,757.50 20260603-0050113	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2026. Notary Public My commission expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-WR-26-5120

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deanna Bucio	Old National Bank	148-02-0-104.00
16 Waikiki Blvd.	One Main Street	
Antioch, TN 37013	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES ANDREW ROBINSON AND BERTHA JUDITH ROMERO-GALLO, TRUSTEES OF ROBINSON & ROMERO LIVING TRUST DATED JULY 14, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA BUCIO, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 10 on the Plan of Resubdivision of Reserve Parcel a Century Center Park, of record in Plat Book 5200, Page 422, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife by Warranty Deed from John Schweri, a married man of record in Instrument No. 20220328-0035383 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on March 28, 2022.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero Gallo, trustees of the Robinson and Romero Living Trust dated July 14, 2020 by Quitclaim Deed from Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife of record in Instrument No. 20220523-0059335 Register's Office for Davidson County, Tennessee, dated May 14, 2022 and recorded on May 23, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be **5120 Linbar Drive, Nashville, TN 37211**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2026.

Robinson & Romero Living Trust dated July 14, 2020

By: _____
Charles Andrew Robinson, Trustee

By: _____
Bertha Judith Romero-Gallo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Andrew Robinson and Bertha Judith Romero-Gallo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Robinson & Romero Living Trust dated July 14, 2020, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2026.

_____
Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030