WARRANTY DEED

File No.: 2026-0324

Karen Johnson Davidson County
Batch # 1437564 DEEDWARR
06/24/2026 11:07:13 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20260624-0056948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Dabratha McNeil
Affiant

Subscribed and sworn to before me on June 22, 2026.

Hillary Torrence
NOTARY PUBLIC
MY COMMISSION EXPIRES:
12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Christopher Mauro 7504 Rolling River Parkway Nashville, TN 37221	New Owner	141-11-0A-054.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEIDRA KAY HARTSHORN ROMERO, SINGLE WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER MAURO, A SINGLE MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 251, as shown on the map entitled the Plan of Rolling River Estates, Phase 4, of record in Plat Book 5200, pages 184 & 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEIDRA KAY HARTSHORN ROMERO, SINGLE WOMAN, by Warranty Deed from SCOTT NEWELL AND MORGAN MICHELLE NEWELL, HUSBAND AND WIFE, of record in Instrument No. 20201217-0149647, dated December 15, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7504 Rolling River Parkway, Nashville, TN 37221.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS my hand on June 22, 2026.

Grantor:

Deidra Kay Hartshorn Romero

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Deidra Kay Hartshorn Romero, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2026.

Notary Public

My Commission expires: 5-30-29

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029