Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 100
Nashville, TN 37215

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/15/2026** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson
Batch # 1448191
07/17/2026 09:26:59 AM
Fees: $13.00 Taxes: $850.63
20260717-0064786
Davidson County
DEEDWARR
2 pgs

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2008

File #26-6148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Plybon	**SAME**	**096-11-0A-065.00**
308 Hickory Place Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard P. Romeo and Jennifer R. Romeo, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Plybon, an unmarried woman** , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit H-6, of Hickory Place Condominiums as established by Master Deed and By-Laws for Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663, and as amended in Book 6654, Page 910, which amendment is corrected by Instrument of record in Book 6759, Page 533 and which Master Deed is further amended and made applicable to the subject unit in Book 7015, Page 182; and further amended in Book 7015, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee and an undivided interest in and to the general and limited common elements appurtenant to said Unit as set forth in said Master

Deed and shown on Exhibit appended thereto, also as shown on the Plan of Hickory Place Condominiums, Phases 2-8, Section I, of record in Plat Book 6250, Page 795, all references of record in the Register's Office for Davidson County, Tennessee, and made for a complete description of said unit.
Being the same property conveyed to Richard P. Romeo and Jennifer R. Romeo, husband and wife, by Warranty Deed from John W. Miller, Jr., a married man, dated June 15, 2017, of record in Instrument No. 20170623-0063317, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **308 Hickory Place, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~15th~~ 10th day of July 2026.

Richard P Romeo
Richard P. Romeo

Jennifer R Romeo
Jennifer R. Romeo

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Richard P. Romeo and Jennifer R. Romeo**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~15th~~ 10th day of July 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY