Karen Johnson Davidson County
Batch# 1459728 DEEDWARR
08/14/2026 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $767.75
20260814-0076156

Name and Address of New Owner:
ROPECA LLC
8232 Canopy Ter
Parkland, FL 33076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4815

Map & Parcel No: 120-01-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nicholas D. Price, unmarried**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **ROPECA LLC, a Florida Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Miro Meadows, First Addition, as of record in Book 1424, Page 106, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Nicholas D. Price, unmarried, by Warranty Deed from Tiffany D. Earnest, an unmarried woman, of record in Instrument No. 20131017-0108501, Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

FOR INFORMATIONAL PURPOSES ONLY: **Being improved property known as 1215 Catina Drive, Nashville, TN 37217.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2026.

Nicholas D. Price (SEAL)
Nicholas D. Price

STATE OF Florida
COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas D. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

✔ "Personally appeared" shall mean: Personally appeared by audio-video communication

Witness my hand and seal this 13th day of August, 2026.

CHRIS ALLEN ADAMS JR.
Notary Public - State of Florida
Commission # HH802627
Expires on June 16, 2030

Chris Allen Adams Jr.
Notary Public
My commission expires: HH802627 06/16/2030

Provided Drivers License for proof of ID

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of August, 2026.

Notary Public
My commission expires: 5/12/30



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/26.

Affiant Signature

8/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON