WARRANTY DEED

Karen Johnson Davidson County
Batch # 1478957 DEEDWARR
09/30/2026 04:16:05 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260930-0090343

B-ZTRE-26-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Lane Kelly, Sr.	**Better Mortgage Corporation**	
(NAME)	(NAME)	
1601 Redgrave Rd	**1 World Trade Center**	**061 02 0 126.00**
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922	**New York, NY 10007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK ROMANO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN LANE KELLY, SR., A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee and being described as follows:
Being Lot No. 42 on the Plan of GRA-MAR ACRES, SECTION 3, as of record in Plat Book 2133, Page 108, Register's Office for said County, described as follows: Beginning on the Northwesterly margin of Joyce Lane at the corner of Lots Nos. 41 and 42; thence with the line between said two lots Northwesterly 200 feet; thence South 61 degrees 38 minutes West 191.2 feet to the Northeasterly margin of Gra-Mar Drive; thence with said Drive Southeasterly 219 feet to the beginning of a curve; thence, around said curve with a radius of 20 feet Southeasterly 31.42 feet, to the Northwesterly margin of Joyce Lane; thence with said Lane Northeasterly 179.9 feet to the beginning.

Being the same property conveyed to Frank Romano, an unmarried man, by Warranty Deed from 57 Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20240402-0022585, in the Register's Office of Davidson County, Tennessee, dated March 27, 2024, and recorded on April 02, 2024.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, GRA-MAR ACRES, as recorded in Plat Book 2133, Page(s) 108.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 208, Page 432.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2292, Page 563.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Joyce Ln, Nashville, Tennessee 37216**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 18 DAY OF SEPTEMBER, 2026.

Frank Romano

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

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

Witness my hand and official seal, this the 18 of September, 2026.

Notary Public
My Commission Expires 5-27-28
(SEAL)

Marina Lozovyy
Notary Public
State of Ohio
My Commission Expires
May 27, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212