Davidson County DEEDQC
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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
STEPHEN A JERONIMUS and **CAROLINE JERONIMUS,** 124 WEST END PLACE, NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 104090G02100CO

QUITCLAIM DEED

STEPHEN A. JERONIMUS and **CAROLINE A. MAULDIN N/K/A CAROLINE JERONIMUS, HUSBAND AND WIFE** and **ZOILA M. JERONIMUS**, hereinafter grantors, whose tax-mailing address is **124 WEST END PLACE, NASHVILLE, TN 37205**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **STEPHEN A JERONIMUS** and **CAROLINE JERONIMUS, HUSBAND AND WIFE**, hereinafter grantees, whose tax mailing address is **124 WEST END PLACE, NASHVILLE, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEING UNIT NO. 21, PARK CIRCLE CONDOMINIUMS, AS SHOWN IN EXHIBIT B TO THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF PARK CIRCLE CONDOMINIUMS, OF RECORD IN BOOK 6809, PAGES 610-620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO OF 1.06078% AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED AND

BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR PARK CIRCLE CONDOMINIUMS, OF RECORD IN BOOK 6809, PAGE 569, IN SAID REGISTER'S OFFICE. THIS CONVEYANCE IS SUBJECT TO: (1) ALL MATTERS AS SET FORTH PER BOOK 6809, PAGE 610, BOOK 6809, PAGE 620; (2) MASTER DEED OF RECORD IN BOOK 6809, PAGE 569; (3) EASEMENT OF RECORD IN BOOK 465, PAGE 570; (4) EASEMENT OF RECORD IN BOOK 4879, PAGE 460; (5) EASEMENT OF RECORD IN BOOK 5967, PAGE 451; (5) EASEMENT OF RECORD IN BOOK 8834, PAGE 727, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD. BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \CONNIE F. WOODS, UNMARRIED\ RECORDED \10/06/2015\ IN DOCUMENT NUMBER \20151006-0101692\, IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: \124 WEST END PLACE, NASHVILLE, TN 37205

TAX ID: 104090G02100CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Document No. 20151006-0101692 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104090G02100CO

Executed by the undersigned on 7/22, 2016:

STEPHEN A. JERONIMUS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 22, 2016 by **STEPHEN A. JERONIMUS,** who is personally known to me or have produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Notary Public

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Executed by the undersigned on 7/22, 2016:

Caroline A Mauldin N/K/A Caroline Jeronimus

CAROLINE A. MAULDIN N/K/A
CAROLINE JERONIMUS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 22, 2016 by **CAROLINE A. MAULDIN N/K/A CAROLINE JERONIMUS,** who is personally known to me or have produced _____ as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Comm 12/04/19

Davidson County
State of Tennessee Notary Public
Ann Stathos Dorinell

Executed by the undersigned on July 20th, 2016:

ZOILA M. JERONIMUS

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 20th July, 2016 by **ZOILA M. JERONIMUS,** who is personally known to me or have produced TN Lic# 052362792 as identification, and furthermore, the aforementioned person has acknowledged that this signature was the free and voluntary act for the purposes set forth in this instrument.

Notary Public

DOROTHY T. JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 23, 2019
WILLIAMSON COUNTY

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Paul Wille
Affiant Paul Wille

Subscribed and sworn to before me, this the 28 Day of July 2016.

Notary

JUSTIN FOSTER
Notary Public
State of Kansas
My Commission Expires 6/14/2020

TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

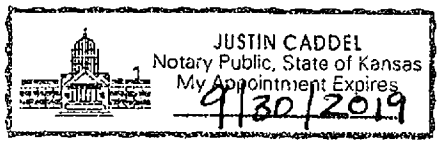
County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019



Notary's Seal (if on paper)