Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290

Karen Johnson Davidson County 027
Batch# 243278 DEEDWARR
06/14/2019 08:09:01 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190614-0057152

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2019.

Notary Public

Commission Expires: 9/6/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathleen Crain 124 West End Place Nashville, TN 37205	Same	104-09-0G-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stephen A. Jeronimus and Caroline Jeronimus, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Crain, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to Stephen A. Jeronimus, an unmarried man, and Caroline A. Mauldin, an unmarried woman, and Zoila M. Jeronimus, an unmarried woman, all as joint tenants with right of survivorship by Warranty deed from Connie F. Woods, unmarried of record in Instrument No. 20151006-0101692 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 06, 2015.

Being the same property conveyed to Stephen A. Jeronimus and Caroline Jeronimus, husband and wife by Quitclaim deed from Stephen A. Jeronimus and Caroline A. Mauldin N/K/A Caroline Jeronimus, husband and wife and Zoila M. Jeronimus of record in Instrument No. 20160729-0078368 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 29, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 124 West End Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2019.

Stephen A. Jeronimus by Caroline Jeronimus as attorney in fact

Stephen A. Jeronimus by Caroline Jeronimus, his attorney in fact

Caroline Jeronimus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Caroline Jeronimus,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Stephen A. Jeronimus** and acknowledged that she executed the same as the free act and deed of the said **Stephen A. Jeronimus,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20190614-0057151, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of May, 2019.

Notary Public
My Commission Expires: 9/16/22

SUSAN L. HINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)