Karen Johnson Davidson County
Batch# 432049 DEEDWARR
07/07/2020 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200707-0073248

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**

Affiant

Subscribed and sworn to before me, this **2nd** day of **July, 2020.**

Notary Public
My commission expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Colette Jerome **Jacqueline Jerome** **Jerome Swedi**	**US Bank, NA**	**135140A14900CO**
636 Rocky Mountain Parkway	**4801 Fredricka St.**	
Antioch, TN 37013	**Owensboro, KY 42301**	

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 ACKNOWLEDGE, WE,

Richard L. Timmer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colette Jerome, a single woman and Jacqueline Jerome, a married woman, and Jerome Swedi married **, as joint tenants with right of surviorship**

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:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Richard L. Timmer and Linda Sue Timmer, husband and wife from Richard L. Timmer by Quitclaim Deed dated November 27, 2001, of record in Instrument No. 20011219-0140060, Register's Office for Davidson County, Tennessee. The said Linda Sue Timmer having since passed away on June 6, 2020 leaving her husband, Richard L. Timmer as surviving tenant by the entirety.

HE2020-0051

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **636 Rocky Mountain Parkway, Antioch, TN 37013**.

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 do 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 in 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 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 **2nd** day of **July, 2020**.

Richard L. Timmer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Richard L. Timmer,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **July, 2020.**

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-22

True Copy Certification

I, **Jennifer McEwen**, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally, appeared before me, **Jacqueline G Brown**, a notary public for this county and state, **Jennifer McEwen**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-22

HE2020-0051