Karen Johnson Davidson County
Batch# 791485 DEEDWARR
01/18/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220118-0006499

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2022.

Megan Paulus
Notary Public

My commission expires: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHEELA CHOCKALINGAM	**NEW OWNER**	118-04-0S-001.00 CO
2220A Kline Avenue	2220A Kline Ave.	
Nashville, TN 37211	Nashville, TN 37211	

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

JULIA MARIE JERONIMUS, A MARRIED WOMAN

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

SHEELA CHOCKALINGAM, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 2220 Kline Residences, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 2220 Kline Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180828-0085330, as amended in Instrument No. 20808921-0093942, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Julia Marie Jeronimus, an unmarried woman, by deed from RLP Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191104-0113527, dated October 30, 2019, said Register's Office.

Julia Marie Jeronimus having since married. Grantor hereby certifies that the property being herein conveyed has never been the primary residence of her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2220A Kline Avenue, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 7th day of January, 2022.

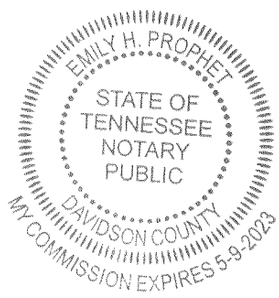
Julia Marie Jeronimus
JULIA MARIE JERONIMUS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JULIA MARIE JERONIMUS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2022.

E Hosket
NOTARY PUBLIC
My Commission Expires: 5.9.2023



True Copy Certification

I, **Diane March,** 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 this the 11th day of January, 2022.

Affiant Signature
Date 01/11/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

