Karen Johnson Davidson County
Batch# 852722 DEEDWARR
05/09/2022 02:24:30 PM 5 pgs
Fees: $28.00 Taxes: $2,275.50
20220509-0053041

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000 00

Affiant Joseph P. Vallone

Subscribed and sworn to before me, this ____ day of April, 2021.

Notary Public

My commission expires. 4-11-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jared Blumberg and Sarah Blumberg	Jared Blumberg + Sarah Blumberg	**092-03-0-027.00**
1822 Jefferson St	1822 Jefferson St	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Laura Jarmon Sanderlin and Alfred Jarmon, being all of heirs of the Estate of Maurine Bronaugh a/k/a Margaret Maurine Bronaugh and the Estate of Preston Eugene Bronaugh

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jared Blumberg and Sarah Blumberg, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly half of Lot No 2 and the Easterly half of Lot No. 3 on the Plan of John L. Brown's Subdivision in North Nashville, as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee

SAID parts of Lots Nos. 2 and 3 front together 50 feet on the Northerly side of Jefferson Street and runs back between parallel lines 195 feet, more or less, to an alley Included but specifically excluded from the above conveyance is a conveyance to the State of Tennessee for the use and benefit of the Department of Highway of record in Book 4181, Page 538, Register's Office for said County, to which reference is hereby made for a more detailed and complete description

BEING the same property conveyed to Maurine Bronaugh, unmarried by Warranty deed from Preston Bronaugh of record in Book 10294, page 145, Register's Office for Davidson County Tennessee

THE said Maurine Bronaugh a/k/a Margaret Maurine Bronaugh died on or about October 19, 2019, and her estate was admitted in the probate division of the Seventh Circuit Court for Davidson County, Tennessee as Docket No 19P2009, Laura Jarmon Sanderlin, Preston Bronaugh, and Alfred Jarmon were named as her sole heirs at law as evidenced by an Affidavit of Heirship recorded simultaneously herewith as Instrument No 202205090053040____, Register's Office for Davidson County, Tennessee

THE said Preston Bronaugh a/k/a Preston Eugene Bronaugh having since died on or about April 18, 2021, and his estate was admitted in the probate division of the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 21P1012, Laura Jarmon Sanderlin and Alfred Jarmon were named as his sole heirs at law as evidenced by an Affidavit of Heirship recorded simultaneously herewith as Instrument No. ___202205090053039_____, Register's Office for Davidson County, Tennessee.

A Power of Attorney authorizing the said Laura Jarmon Sanderlin a/k/a Laura Sanderlin to execute this instrument on behalf of Alfred Jarmon being of record as Instrument 20200520-0052452, Register's Office for Davidson County, Tennessee.

BEING improved property known as **1822 Jefferson Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1 Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

(signature pages to follow)

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of April, 2022

Laura Jarmon Sanderlin

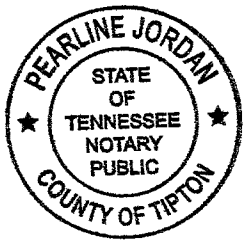
STATE OF TENNESSEE

COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura Jarmon Sanderlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above

Witness my hand and official seal this 13th day of April, 2022

Pearline Jordan
Notary Public
My Commission Expires 6-19-2024



IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of April, 2022.

Alfred Jarmon by Laura Jarmon Sanderlin, his Attorney-in-Fact

Alfred Jarmon by Laura Jarmon Sanderlin, his Attorney-in-Fact

POA Recorded 05/20/2022, Inst. 20200520-0052452

STATE OF TENNESSEE

COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Jarmon Sanderlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Alfred Jarmon and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Alfred Jarmon

Witness my hand and official seal this 13th day of April, 2022

Pearline Jordan

Notary Public
My Commission Expires 6-19-2024

PEARLINE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON

Lenders Title Company File No 22-000573-528

True Copy Certification
State of Tennessee

I, Aaron Avery, 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 04/13/2022.

Affiant Signature

05/02/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 2nd day of May, 20 22.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

(seal)