WARRANTY DEED

Karen Johnson Davidson County
Batch# 910672 DEEDWARR
08/31/2022 10:43:26 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220831-0098176

B-ELAM-22-149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brianna C. Jerome and Levi A. Jerome	**Mortgage Investors Group**	
(NAME)	(NAME)	
149 Holly Forest	**75 Old Hickory Blvd**	**142-08-0A-047.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRICE THOMAS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA C. JEROME AND LEVI A. JEROME, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 47 on the Plan of Phase I Coronada (Coronado), Town Home Condominiums, of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with appurtenant Interest in the common elements of Coronado, a Condominium, a horizontal property regime by Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269, said Register's Office.

Being the same property conveyed to Marilyn St. John-Doucette by Warranty deed from John Edward Pennington, deveice under the will of the Harold Thomas Pennington, deceased of record in Instrument No. 20120320-0023593 Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 20, 2012. (Value of consideration shown in aforementioned deed $101,325.00.)

Being the same property conveyed to Brice Thomas, a single man by Warranty deed from Marilyn St. John-Doucette and James W. Doucette, wife and husband of record in Instrument No. 20200807-0088219 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 07, 2020. (Value of consideration shown in aforementioned deed $260,000.00.)

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141217-0115657 in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4901, Page 702, and Resolution in Instrument No. 20100304-0016850, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 4788, Page 761, Book 4816, Pages 965 and 968, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
- Repurchase and option agreement of record in Book 4904, Page 622 and counterpart to repurchase and

option agreement of record in Book 5587, Page 147, Book 6657, Page 751, Book 5383, Page 376, Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.
- Memorandum to Lease Agreement of record in Book 7114, Page 409, Book 7261, Page 577, Book 9045, Paged 954, Instrument No. 20011001-0105561, Instrument No. 20060607-0067801, Instrument No. 20100419-0029233, Instrument No. 20100419-0029232 and Instrument No. 20100330-0023625, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **149 Holly Forest, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF AUGUST, 2022.

Brice Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRICE THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212