Karen Johnson Davidson County
Batch# 1168483 DEEDQC
08/13/2024 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061160

This Instrument Prepared by & Return To:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 2 day of August, 2024.

Notary
Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Alexander Jeronimus 335 Sterling Park Terrace Franklin, TN 37069	NEW OWNER	Property 1: 091-07-0-392.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **Stephen Alexander Jeronimus and Caroline Mauldin Jeronimus, husband and wife**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **5307A Kentucky Avenue, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN 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. 1214 of Block No. 183 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Kielt and wife, Julie Kielt by Warranty deed from KWR Revocable Living Trust Restated of record in Instrument No. 20160607-0057374 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 07, 2016.

Being the same property conveyed to Stephen Alexander Jeroniums and Caroline Mauldin Jeronimus, husband and wife by Warranty Deed from Julie Kielt and Matthew Kielt, wife and husband of record in Instrument No. 20190625-0061313 Register's Office for Davidson County, Tennessee dated June 21, 2019 and recorded on June 25, 2019. The said Stephen Alexander Jeroniums being one in the

same as Stephen Alexander Jeronimus due to a typographical error in the prior conveyance.

For information purposes only: 5307A Kentucky Avenue, Nashville, TN 37209

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 2 day of August, 2024.

Stephen Alexander Jeronimus

Caroline Mauldin Jeronimus

State of Tennessee)
County of Williamson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Alexander Jeronimus and Caroline Mauldin Jernoimus,** 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 and official seal this 2 day of August, 2024.

OLGA LOPEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/04/2028
COUNTY OF WILLIAMSON

Olga Lopez
Notary Public
My Commission Expires: 4/4/2028

Certificate of Authenticity

I, Joshua A. Terry, 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 8/2/2024.

Affiant Signature – Joshua A. Terry

8/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27