Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4835

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of October, 2024

Notary Public

Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Schramm 149 Holly Forest Nashville, TN 37221	NEW OWNER 149 Holly Forest Nashville, TN 37221	142-08-0A-047.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Levi A. Jerome and Brianna C. Jerome, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Schramm, an unmarried woman

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 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.

Karen Johnson Davidson County
Batch# 1194561 DEEDWARR
10/17/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241017-0080356

Being the same property conveyed to Brianna C. Jerome and Levi A. Jerome, wife and husband by Warranty Deed from Brice Thomas, a single man of record in Instrument No. 20220831-0098176, Register's Office for Davidson County, Tennessee, dated August 25, 2022 and recorded on August 31, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 149 Holly Forest, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 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 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.

Dated this the 15th day of October, 2024.

Levi A. Jerome

Brianna C. Jerome

STATE OF ~~TENNESSEE~~ Pennsylvania TH BG LG
COUNTY OF ~~WILSON~~ TH BG LG Philadelphia TH BG LG

On this 12 15th day of October, 2024, before me personally appeared Levi A Jerome and Brianna C Jerome, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12TH BG LG 15th day of October, 2024.

Notary Signature
My commission expires: 4.13.2026

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

True Copy Certification

I, **Tammy Carney,** 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 15th day of October, 2024.

Affiant Signature
Date 10/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 08-10-2027

