WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306382 DEEDWARR
08/06/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20250806-0062418

File No. KS-25-9933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Fernandes Bromwell	Jennifer Fernandes Bromwell	
(NAME)	(NAME)	
1418B Boscobel Street	**Property**	083134J00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nashville Jersey Holdings LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Fernandes Bromwell, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 B as shown on the Declaration of Covenants, Conditions and Restrictions for Homes at 1418 Boscobel Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230807-0060997 and amended in Instrument No. 20230911-0070969 and corrected by Instrument No. 20230912-0071628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said unit.

Being a portion of the same property conveyed to Nashville Jersey Holdings, LLC by Warranty Deed from Bobby J. Holleman and Carolyn A. Meade, wife and husband of record in Instrument No. 20220307-0025701 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 7, 2022.

This is property more commonly known as 1418B Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 4th day of August, 2025.

Nashville Jersey Holdings LLC, a Tennessee Limited Liability Company

By: _____
Vincent Bruce, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

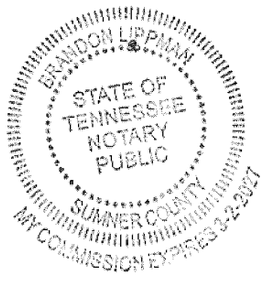
Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Vincent Bruce, Member of Nashville Jersey Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Nashville Jersey Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Vincent Bruce, Member of Nashville Jersey Holdings LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 4th day of August, 2025.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-26



Certificate of Authenticity

I, Krystal Schuster, 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 8/4/25.

Date

Affiant Signature

8/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)