

WARRANTY DEED

Tawana Jerome, Trustee of Tawana Jerome Revocable Trust Dated June 19, 2023-P26-0019

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Tawana Jerome, Trustee of Tawana Jerome Revocable Trust Dated June 19, 2023	New Owner	083.07-0J-001.00 CO
300C Tillman Lane		
Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 1384158 DEEDWARR
02/23/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,340.25
20260223-0014259

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathan Miller**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Tawana Jerome, Trustee of Tawana Jerome Revocable Trust Dated June 19, 2023**, hereinafter called the Grantee, their heirs 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 No. 300C on the Plan of Homes at 300 Tillman Lane, Phase II, a Horizontal Property Regime With Private Elements of record in Plat in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140903-0080323, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Miller, unmarried by deed from BJ Investments, LLC, a Tennessee Limited Liability Company of record in Inst. No. 20151030-0110837, recorded on 10/30/2015 in the Register's Office for Davidson County, Tennessee.

Note previous deed incorrectly referencing Stormwater DCCR rather than Condo DCCR.

unimproved ☐
This is improved ☑ Property known as: **300C Tillman Lane, Nashville, TN 37206**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 19 day of February, 2026.

Nathan Miller

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nathan Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 19th day of Feb, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 2/19/26.

Affiant Signature – Joshua A. Terry

2/20/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/20/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27