Karen Johnson Davidson County
Batch# 381392 **DEEDWARR**
04/03/2020 09:00:39 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200403-0035831

WARRANTY DEED ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020. Notary Public MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elvin Negron and Clementina Moreira and 2907 Simmons Avenue Nashville, TN 37211	new owner	119-14-0-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Julia M. Yeager Monson, married, f/k/a Julia M. Yeager,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elvin Negron and Clementina Moreira, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "H" on the Plan of Woodbine Courts, Section 2, not of record, and described according to a survey made by Blanchard & Parrish Engineers, as follows:

Beginning on the Westerly margin of Simmons Avenue at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, Westwardly 150 feet to the Easterly line of the Tankersly Subdivision; thence with said line, Northwardly 105.5 feet to the Southerly margin of Collier Avenue; thence with said Avenue, Eastwardly 101.1 feet to the beginning of a curve; thence around said curve, Southeastwardly 77.4 feet to the Westerly margin of Simmons Avenue; thence with said Avenue, Southwardly 56.6 feet to the beginning.

Being the same property conveyed to Julia M. Yeager, a single Person by Warranty Deed from Frank Feinstein and wife, Beverly Feinstein (formerly Beverly Furman), dated 09/16/2013 and recorded 09/19/2013, of record in Instrument 201309190098834, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RE-20-2907

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2907 Simmons Avenue, Nashville, TN 37211

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.

JOHN MONSON, HUSBAND OF JULIA M. YEAGER MONSON, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 20th day of March, 2020.

Julia M. Yeager Monson

John Monson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julia M. Yeager Monson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th day of March, 2020.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Monson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged themselves to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th day of March, 2020.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County