WARRANTY DEED

Karen Johnson Davidson County
Batch# 1086128 DEEDWARR
12/28/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20231228-0099578

Y-P-23-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerardo Silva and Santos Guadalupe Palma Hererra	New Owners	
(NAME)	(NAME)	**136-09-0-031.00**
2409 Bayview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEMENTINA MOREIRA CAMOU AND ELVIN M. NEGRON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERARDO SILVA AND SANTOS GUADALUPE PALMA HERRERA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 3 on the Plan of Section One, Bayview of record in Plat Book 9700, Page 330, 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 Clementina Moreira and Elvin M. Negron, wife and husband and Eliezer Negron and Judith Negron, husband and wife by Warranty Deed from Ivan Santiago, married of record in Instrument No. 20140507-0038963 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on May 07, 2014.

Being the same property conveyed to Clementina Moreira Camou and Elvin M. Negron by Quitclaim Deed from Eliezer Negron and Judith Negron, husband and wife of record in Instrument No. 20150512-0043589 Register's Office for Davidson County, Tennessee, dated May 07, 2015 and recorded on May 12, 2015.

This conveyance is subject to:

- Taxes for the year 2023, a lien paid in full.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 330, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10323, Page 55, Book 10727, page 268, Book 11019, page 911 and Book 11251, page 126 and Book 11271, page 163, and amended Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee.
- Subject to Landscape Agreement in Book 10339, Page 298, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2409 Bayview Drive, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF DECEMBER, 2023.

Clementina Moreira Camou by Philip Kendrick attorney-in-fact

Clementina Moreira Camou by Philip Kendrick, Attorney-in-Fact

Power of Attorney filed of record in Instrument No. _202312280099576_____ Register's Office for Davidson County, Tennessee.

Elvin M. Negron by Philip Kendrick attorney-in-fact

Elvin M. Negron by Philip Kendrick, Attorney-in-Fact

Power of Attorney filed of record in Instrument No. _202312280099577_____ Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLEMENTINA MOREIRA CAMOU AND ELVIN M. NEGRON, and who acknowledged he/she/they executed the same as the free act and deed of the said CLEMENTINA MOREIRA CAMOU AND ELVIN M. NEGRON.

Witness my hand and official seal, this the 21st of December, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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 12/21/2023.

Affiant Signature – Joshua A. Terry

12/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/26/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27