Karen Johnson Davidson County
Batch# 1118829 DEEDWARR
04/03/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240403-0023674

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of April, 2024.

Notary Public
My commission expires: 9.21.24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Trinovus LLC	New Owner	071-15-0 186.00
3250 Dickerson Pike, Ste. 202		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARRY W. HUBBELL, III, AND WIFE, BRENDA HUBBELL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TRINOVUS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real property situated in Davidson County, Tennessee, being Lot Numbers 229 and 230 on the Plan of The Highland Land Co's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 50 feet on the east side of Pennock Avenue and run back between parallel lines, along the south margin of Marie Street, 175 feet to an alley.

Being the same property conveyed to Harry W. Hubbell, III, and wife, Brenda Hubbell, by deed dated 09/17/1986, from Community Federal Savings and Loan Association of Nashville, Tennessee, of record in Book 6991, page 724, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1347 Pennock Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of April, 2024.

Harry W. Hubbell, III

Brenda Hubbell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry W. Hubbell, III and Brenda Hubbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2024.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-2-24.

Affiant Signature

4-3-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY