WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2024.

Notary Public

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

DM-KW-24-2907

Karen Johnson
Batch # 1121668
04/11/2024 10:37:31 AM
Fees: $13.00 Taxes: $1,653.90

Davidson County
DEEDWARR
2 pgs

20240411-0025754

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)
Autumn B. Jackson and Palmer J. Hubbell Jennifer Harwood Hubbell	CrossCountry Mortgage LLC	
(NAME) **2907 Simmons Ave**	(NAME) 2160 Superior Avenue	**119-14-0-001.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Cleveland, OH 44114	
(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, **ELVIN M. NEGRON AND CLEMENTINA MOREIRA CAMOU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUTUMN B. JACKSON, A SINGLE WOMAN, AND PALMER J. HUBBELL, A SINGLE MAN, AND JENNIFER HARWOOD HUBBELL, A SINGLE WOMAN,** 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, 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 Elvin Negron and Clementina Moreira, husband and wife by Warranty Deed from Julia M. Yeager Monson, married, f/k/a Julia M. Yeager of record in Instrument No. 20200403-0035831 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on April 03, 2020.

This conveyance is subject to:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2024, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2907 Simmons Ave, Nashville, Tennessee 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 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 8 DAY OF APRIL, 2024.

Elvin M. Negron by Philip Kendrick as Attorney-in-Fact
(recorded in Instrument No. 20240404-0023892, RODC, Tn)

Clementina Moreira Camou by Philip Kendrick as Attorney-in-Fact
(recorded in Instrument No. 20240404-0023891, RODC, Tn)

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 ELVIN M. NEGRON AND CLEMENTINA MOREIRA CAMOU, and who acknowledged he/she/they executed the same as the free act and deed of the said ELVIN M. NEGRON AND CLEMENTINA MOREIRA CAMOU.

Witness my hand and official seal, this the 8th of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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