WARRANTY DEED

Karen Johnson Davidson County
Batch # 1122157 DEEDWARR
04/12/2024 09:39:58 AM 2 pgs
Fees: $13.00 Taxes: $1,240.61

20240412-0026079

B-ELAM-24-216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,300.00.

Stephanie Glenn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/18/2027
(AFFIX SEAL)

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Alexis Jane Gilbert and Emmanuel Alexander Zambrano Cortez	First Horizon Bank	
(NAME)	(NAME)	
216 Northcrest Commons Circle	1 2719 Cantrell Rd. Suite 200	**147-12-0A-216.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Little Rock, AR 72223	
(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, **AUTUMN LEIGH HATCHER AND JEREMY LYNN ETHRIDGE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXIS JANE GILBERT AND EMMANUEL ALEXANDER ZAMBRANO CORTEZ, WIFE AND HUSBAND,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is Described as follows:

Land in Davidson County, Tennessee, being Unit No. 216, Northcrest, Phases One and Two, a Horizontal Property Regime with Private Elements, as described in exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete Details of said units.

Being the same property conveyed to Autumn Leigh Hatcher and Shawn Hatcher, wife and husband by Warranty Deed from Brandon J. Gnetz and wife, Emily M. Gnetz of record in Instrument No. 20130924-0100445 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 24, 2013.

Being the same property conveyed to Autumn Leigh Hatcher, unmarried by Quitclaim Deed from Shawn Hatcher, unmarried of record in Instrument No. 20150324-0025365 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 24, 2015.

Being the same property conveyed to Autumn Leigh Hatcher and Jeremy Lynn Ethridge, wife and husband, as tenants by the entirety by Quitclaim Deed from Autumn Leigh Hatcher, married, who acquired title as unmarried, joined by spouse Jeremy Lynn Ethridge of record in Instrument No. 20230915-0072711 Register's Office for Davidson County, Tennessee, dated September 11, 2023 and recorded on September 15, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20060628-0077585, 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 Instrument Number 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, Register's Office for Davidson County,

Tennessee.
- By-Laws of record in Instrument Number 20040615-0070834 and Rules and Regulations Instrument No. 20181005-0099369, Instrument No. 20201211-0145625, Instrument No. 20201211-0145626 and Instrument No. 20211101-0146157, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Northcrest Commons Circle, 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 10th DAY OF APRIL, 2024.

Autumn Leigh Hatcher

Jeremy Lynn Ethridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUTUMN LEIGH HATCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY LYNN ETHRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

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