This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1365105 DEEDWARR
01/05/2026 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20260105-0000314

WARRANTY DEED

THIS INDENTURE, made this 30th day of December , A.D., 2025 , by and between

Chelsea Cook, a single woman

First Party, and

Jesse James Cameron and Tiffany Michaela Jones, husband and wife

Second Parties,

WITNESSETH: That said First Party, for and in consideration of the sum of ———One and NO/100--------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, 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 A of 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210422-0053987, Register's Office for Davidson County, Tennessee, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 932 Elvira Avenu'e Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20210422-0053987, and bylaws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20210422-0053987, are incorporated hereby reference and made a part hereof the same as though copied therein for a more complete identification and description of said Unit.

Being the same property conveyed to Chelsea Cook, a single woman by Deed dated April 5, 2023 from 615 REI, LLC, a New Mexico Limited Liability Company, recorded April 6, 2023, in Instrument Number 202304060025307, in the Official Records of Davidson County, Tennessee.

OWNER:
Jesse James Cameron and Tiffany Michaela Jones
932A Elvira Avenue
Nashville, TN 37216

RESPONSIBLE TAXPAYER:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

CLT # 072-06-1R-001-00C0

MR-GR-APROA618843

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his/her hand and seal the day and year first above written.

X _____
Chelsea Cook

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Chelsea Cook, a single woman, 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, at office, this 15th day of MARCH, 20 25.

✓ Tuwana J Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: ✓ 05-09-2026

MR-GR-APROA618843

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 675,000.00.

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 30 day of DECEMBER, 2025.

Signature of Notary Public

Notary Seal

CARMEN COATS

Printed Name of Notary

3/3/26

Commission Expiration

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2025.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028