THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353905

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $990,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2026.

Notary Public
My Commission Expires: 1/4/2027

Karen Johnson Davidson County
Batch# 1405754 DEEDWARR
04/15/2026 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20260415-0030687

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Javier Cardenas-Ramos and Sarah Torrence 4900 Idaho Avenue Nashville TN 37209	Princeton Mortgage Corporation 439 Grand Avenue Ewing, NJ, 08628	Tax Parcel ID No. 103 03 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Hudson and Leslie Hudson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Javier Cardenas-Ramos and Sarah Torrence, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 801 of Block 37 on the Plan of CHARLOTTE PARK COMPANY'S 1ST ADDITION of record in Plat Book 57, Page 103, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 801 fronts 60 feet on the Northerly margin of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, with the Westerly margin of 49th Ave North, formerly Eighth Street, 150 feet to an alley.

Being the same property conveyed to David Hudson and Leslie Hudson, husband and wife, by Warranty Deed from Shawn P. Goodman, an unmarried man, of record in Instrument No. 20200629-0070289, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020, and recorded on June 29, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S 1ST ADDITION, as recorded in Plat Book 57, Page(s) 103.

Charter for Charlotte Park Owners Association, Inc., recorded as Instrument No. 20200710-0075846.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4900 Idaho Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2026.

David Hudson

Leslie Hudson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Hudson and Leslie Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2026.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/2028

Certificate of Authenticity

I, Leslie Hayes, 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 **4/14/2026**.

Date

Affiant Signature

4/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **April**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)