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 Sumner

The actual consideration or value, whichever is greater is $328,000.00.

Affiant

Subscribed and sworn before me this the 11 day of February, 2021.

Notary Public
My commission expires:

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

Karen Johnson Davidson County
Batch# 575758 DEEDWARR
02/23/2021 12:48:18 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20210223-0022097

WARRANTY DEED

Address of New Owner:
Carlos Poveda II
613 Casey Place
Nashville, TN 37076

Send Tax Bill to:
SAME

Tax Information:
075-12-0B 085.00

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, GINA T. DEAN F/K/A GINA DEAN THEVENOT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARLOS POVEDA II, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Phase Two-Section Four, Brookside Woods, a Planned Unit Development of record in Plat at Instrument No. 20000811-0079778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gina Dean Thevenot, a married woman, by deed dated 05/12/2017, from Dragan Vukosavljevic and Laura Vukosavljevic, of record in Instrument No. 20170518-0049555, Register's Office for said County.

Ronald Scott Thevenot, ex-spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

The said Gina Dean Thevenot and Gina T. Dean are one in the same person,

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 613 Casey Place, Nashville, TN 37076.

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 9th day of February, 2021.

Gina T. Dean f/k/a Gina Dean Thevenot

Ronald Scott Thevenot

STATE OF South Carolina
COUNTY OF Berkeley

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina T. Dean f/k/a Gina Dean Thevenot, and Ronald Scott Thevenot ,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 9th day of February, 2021.

My commission expires: 11-15-2027

Khristy King
Notary Public

