Karen Johnson Davidson County
Batch# 650158 DEEDWARR
06/04/2021 03:50:52 PM 2 pgs
Fees: $13.00 Taxes: $1,942.13
20210604-0075498

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $524,900.00

Affiant

Subscribed and sworn to before me this 1st day of June, 2021.

Notary Public
My commission expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-10-2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sarah Agnes Poserina 608 Garfield St Nashville TN 37208	new owner	081-08-0A-002-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nikita Lebron Yepez F/K/A Nikita Lebron, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Sarah Agnes Poserina, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 1-B on the Plan of Garfield North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-laws of record in Instrument No. 20060118-0006854, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Garfield North Townhomes as shown on Exhibit "A" to the Master Deed of record as aforementioned for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Nikita Lebron n/k/a Nikita Lebron Yepez, by deed from Andrew E. Gilewicz, Jr., unmarried, of record in Instrument No. 20140102-0000268, Register's Office for Davidson County, Tennessee, and dated December 27, 2013.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Garfield North Townhomes of record in Instrument No. 20060118-0006854 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060118-0006854 in the official records of the Davidson County Register of Deeds.

3. Charter of Garfield North Townhomes Homeowners Association of record in Instrument No. 20060131-0012149 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20060118-0006854 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 608 Garfield Street, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of June, 2021.

Nikita Lebron Yepez

Carlos Yepez, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of June, 2021, before me personally appeared Nikita Lebron Yepez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY