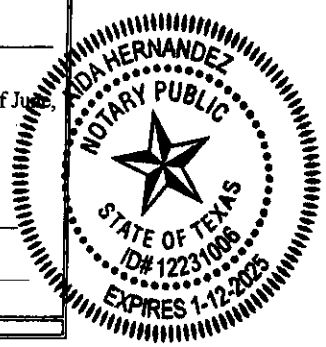
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534890**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2021. Notary Public My Commission Expires: 1-12-25

Karen Johnson Davidson County
Batch# 654727 DEEDWARR
06/11/2021 10:38:50 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210611-0078880



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christina Vazquez 511 Garfield Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 0U 004.00

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, **Jennifer R. Ledford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina Vazquez, unmarried,** ("Grantees"), its 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 Unit 4, GARFIELD PLACE TOWNHOMES, as shown in Exhibit "A" of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120809-0071219, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer R. Ledford, by Warranty Deed from Michael Lanigan, married, of record in Instrument No. 20150929-0098844, in the Register's Office of Davidson County, Tennessee, dated September 24, 2015 and recorded on September 29, 2015.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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 NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120809-0071219.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20121210-0113616.

Easement for Sewer, recorded in Instrument No. 20090929-0090290 and Mortgagee's Agreement to Subordinate to Sewer Easement in Instrument No. 20090824-0079717 and Correction in Instrument No. 20090929-0090320.

This is improved property located at 511 Garfield Street Nashville TN 37208

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 9th day of June, 2021.

Jennifer R. Ledford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer R. Ledford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2021.

Notary Public
My Commission Expires: 1-12-25

