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09/17/2021 09:56:47 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20210917-0125085

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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY<br><br>Fidelity Residential Solutions<br>120 Longwater Drive Suite 106<br>Norwell, MA 02061<br>845867 6069-004174<br>Kathleen Shea | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $ 595,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of September, 2021<br><br>Notary Public<br><br>My commission expires:<br>(Affix Seal)<br><br>TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022 |

| | |
|---|---|
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
| NAME: Carlos and Nikita Yepez<br>501 Barrywood Dr | NAME: NEW OWNERS |
| STREET ADDRESS: Nashville TN 37220 | STREET ADDRESS: |
| MAP & PARCEL NO.: 146-12-0-113.00 | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lukas Woods and Meredith Woods, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Carlos Yepez and Nikita Yepez, husband and wife, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See attached Exhibit A

This is improved property known as: 501 Barrywood Drive, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 4th day of June, 2021.

X _____
Lukas Woods

X _____
Meredith Woods

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lukas Woods, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 4th day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

Peri Hussein
Notary Public
My commission expires 3/25/2024

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Meredith Woods, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 4th day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

Peri Hussein
Notary Public
My commission expires 3/25/2024

**EXHIBIT A**

Land in Davidson County, Tennessee, being log No. 215 on the Plan of Section Two, Crieve Hall Estates of record in Plat Book 2133, Page 45, 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 Lukas Woods and Meredith Woods, husband and wife by Warranty deed from Rebekah Pennell Jenkins, Trustee, for the Rebekah Pennell Jenkins Revocable Living Trust of record in Instrument No. 20160503-0043690 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 03, 2016. (Value of consideration shown in aforementioned deed $373,000.00.) Being also known as 501 Barrywood Drive, Nashville, Tennessee 37220.