| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way, Suite 115<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,205,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of February, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 7/1/23<br>(AFFIX SEAL) |
| Karen Johnson Davidson County<br>Batch# 813718 DEEDWARR<br>03/02/2022 10:04:59 AM 3 pgs<br>Fees: $18.00 Taxes: $4,458.50<br>20220302-0023498 | |

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Benjamin Harpur | Evansville Teachers Credit Union | MAP: 118-01-3C-001.00 CO |
| 1401 Kirkwood Ave. | 4401 Theater Drive | PARCEL: |
| Nashville TN 37212 | Evansville IN 47715 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **CARLOS FEDERICO LOPEZ AND OLESYA A. LESKEL, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Harpur, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Cottages 1401 and 1403 Kirkwood Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cottages 1401 and 1403 Kirkwood Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180828-0085400, amended in Instrument No. 20190619-0058870, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CARLOS FEDERICO LOPEZ AND OLESYA A. LESKEL, HUSBAND AND WIFE, by deed from MATTHEW HAITAS, MARRIED, of record in Instrument No. 20190715-0069049, dated July 11, 2019, said Register's Office.

This is IMPROVED property known as: **1401 Kirkwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their 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/our hand(s) this the 9th day of February, 2022

Carlos ~~Frederico~~ Federico Lopez

CFL

Olesya A. Leskel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos ~~Frederico~~ Federico Lopez, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of Feb 2022

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olesya A. Leskel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of Feb. 2022.

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025