Karen Johnson Davidson County
Batch# 1043789 DEEDWARR
08/29/2023 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230829-0067675

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238624 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$635,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 25th day of August, 2023. Notary Public My Commission Expires: _____

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/16/2023 RUTHERFORD COUNTY

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2023, among:

CHRISTINA MARIE BRILEY, TRUSTEE OF THE CHRISTINA MARIE BRILEY REVOCABLE TRUST DATED SEPTEMBER 3, 2021

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JUAN DAVID YEPEZ ALVAREZ AND VICTORIA YEPEZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20191126-0122176, being corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, 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 Christina Briley, an unmarried woman by deed from Regent Homes, LLC, a Tennessee limited liability company, dated February 5, 2021, of record in Instrument No. 20210208-0017995, Register's Office for Davidson County, Tennessee. The property was further conveyed to Christina Marie Briley, Trustee of the Christina Marie Briley Revocable Trust dated September 3, 2021 by deed from Christina Briley, dated September 3, 2021, of record in Instrument No. 20210908-0120338, said Register's Office.

This property being known as 604 Quiet Circle, Nolensville, TN 37135.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christina Marie Briley, Trustee of the Christina Marie Briley Revocable Trust dated September 3, 2021

BY: _____ Trustee
Christina Marie Briley, Trustee

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christina Marie Briley, Trustee of the Christina Marie Briley Revocable Trust dated September 3, 2021, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be Trustee of the Christina Marie Briley Revocable Trust dated September 3, 2021, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Christina Marie Briley Revocable Trust dated September 3, 2021, as such Trustee.

Witness my hand and official seal this 25th day of August, 2023.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Juan David Yepez and Victoria Yepez
Address: 604 Quiet Circle
City, State, Zip: Nolensville, TN 37135

Responsible Party For Taxes:

Name: Juan David Yepez Alvarez & Victoria Yepez
Address: 604 Quiet Circle
City, State, Zip: Nolensville, TN 37135

Tax ID: 188-10C-248.00

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/2023.

Date

Tonya Loftin
Affiant Signature

August 29, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of August, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)