It not doneat all?RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-27623-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239008 DEEDWARR
02/20/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20250220-0012507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Feb. 2025.

NOTARY PUBLIC

My commission expires: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria F. Acosta Fernandez 2343 Fairchild Circle Unit 103 Nolensville, TN 37135	OriginPoint, LLC 1800 W. Larchmont Ave, Ste. 305 Chicago, IL 60613	188-05-0B-103-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINE THOUSAND AND 00/100 Dollars ($309,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIN P. MOIRE SEVIGNY, MARRIED (WHO OBTAINED TITLE AS ERIN P. MOIRE, A SINGLE WOMAN)**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARIA F. ACOSTA FERNANDEZ, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Carothers Farms Stacked Flats (within Lot 184), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Number 20190430-0039885, as amended in Instrument Number 20200327-0033525 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "2" to Third Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 184) of record in Instrument Number 20200327-0033525 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin P. Moire, a single woman, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated February 24, 2021 and recorded February 25, 2021 in Instrument #20210225-0024228, said Register's Office.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2343 Fairchild Circle, Unit 103, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of February, 2025

GRANTOR(S)

Erin P. Moire Sevigny

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Erin P. Moire Sevigny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of Feb. 2025.

Notary Public

Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES SEPTEMBER 28, 2026

True Copy Certification

I, Yvette Meldrum, 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 February 13, 2025

Signature
February 13, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 13, 2025

Notary's Signature

My Commission Expires: 10-25-26

