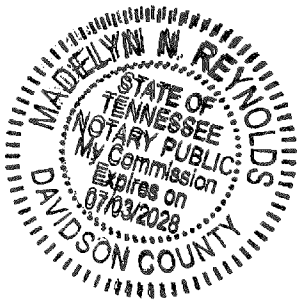
Karen Johnson Davidson County
Batch# 1348242 DEEDWARR
11/20/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20251120-0092680

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 1125-052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Van Warner Wilkinson and Erin Lee Wilkinson	Van Warner Wilkinson and Erin Lee Wilkinson	092 07 0I 302.00
(NAME)	(NAME)	
610 21st Avenue North #302	610 21st Avenue North #302	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEAH RIVERA (fka Leah Nick) AND JOSHUA RIVERA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAN WARNER WILKINSON AND ERIN LEE WILKINSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 302 of The 1865, a Condominium, and described in a Declaration Establishing The 1865. A Condominium of record in Instrument No. 20190314-0023483 and amended in Instrument No. 20190712-0068003, 20191007-0102697 and 20191010-0104084, register's Office for said County to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed by Warranty Deed from Joseph R. Epifanio and Alyson B. Epifanio,

husband and wife to Leah Nick (nka Leah Rivera), recorded May 19, 2021, as Instrument No. 20210519-0068188 in Davidson County, Tennessee Register of Deeds.

Leah Nick and Leah Rivera are one and the same person.

Joshua Rivera joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying to the Trustee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise.

This conveyed property is subject to Master Deed of record in Instrument No. 20190314-0023483; amended in Instrument No. 20191010-0104084, Instrument No. 20191007-0102697, and Instrument No. 20190712-0068003; Charter of record in Instrument No. 20190314-0023482; Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696; Easement within Deed of record in Instrument No. 20160818-0086479; Sewer Easement of record in Book 1755, Page 4; any and all matters shown on said plan of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, 20191007-0102697 and 20191010-0104084; all of said Register's Office for Davidson County, Tennessee.

Commonly Known As: 610 21st Avenue North #302, Nashville, TN 37203

unimproved ☐
This is improved ☑ property, known as 610 21st Avenue North #302, #302, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 18th day of November, 2025.

Leah Rivera by Sheri Morgan attorney in fact
Leah Rivera
BY: Sheri Morgan, Attorney in Fact

Joshua Rivera by Sheri Morgan attorney in fact
Joshua Rivera
BY; Sheri Morgan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, **Sheri Morgan,** to me known to be the person who executed the same as the free act and deed of the said **Leah Rivera and Joshua Rivera,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Leah Rivera and Joshua Rivera**, and appearing of record in Record Book _____, page _____, in the Register's Office of **Rutherford** County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 19th day of November, 2025.

MALEIA BETH GRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/16/29

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 18, 2025

Affiant Signature

November 18, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of November, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY