PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURN TO:

Karen Johnson
Batch # 1397315
03/25/2026 09:45:15 AM
Fees: $18.00 Taxes: $5,087.50

Davidson County
DEEDWARR
3 pgs

20260325-0023603

PREPARED BY (AND RETURN TO):

Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64382

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Liliyas Sepassi 101 The Commons Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131010G00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hope C. Estopinal, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Liliyas Sepassi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Commons of record in Book 6250, page 527, as amended in Book 6626, page 458, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Earl J. Estopinal, Jr., and wife, Hope H. Estopinal, by Warranty Deed from James O. Hastings, Jr., and spouse, Jeannie R. Hastings, dated January 10, 2005 and recorded on January 18, 2005, of record in Inst. No. 20050118-05637, rerecorded in Inst. No. 20050217-0018329, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated october 29, 2007, recorded October 31, 2007, of record in Inst. No. 20071031-0128514, said Register's Office, subject property was conveyed to Hope C. Estopinal, being one and the same person as Hope H. Estopinal.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 527, as amended in Book 6626, page 458, said Register's Office, which Plan shows minimum building setback lines and an easement for proposed ingress egress and public utility (The Commons Drive) across a portion of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6610, page 208, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Hope C. Estopinal by Celeste A. Lester pursuant to a Power of Attorney executed by her on the 22nd day of January, 2026, of record in Instrument No. 20260325-0023602. Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 101 The Commons, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2026

Hope C. Estopinal by
Celeste A. Lester, Attorney-In-Fact

Hope C. Estopinal by Celeste A. Lester, Attorney-In-Fact

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, **Celeste A. Lester** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Hope C. Estopinal**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2026.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2026

Notary

My Commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Hope C. Estopinal

TO: Liliyas Sepassi

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Celeste A. Lester

Celeste A. Lester, Affiant

Sworn to and subscribed before me this 24th day of March, 2026.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026