THIS INSTRUMENT WAS PREPARED BY
Return to:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13307-BW

Karen Johnson Davidson County
Batch# 835615 DEEDWARR
04/06/2022 12:03:25 PM 2 pgs
Fees: $13.00 Taxes: $832.87

20220406-0039878

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,100.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2022.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/1/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen D'Aurora		
5326 Edmondson Pike #2	New Owner	161-01-0A-026.00-CO 161-01-0A-021.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pablo A. Dongarra Travecedo, a married man and Mario A. Dongarra Garcia and Pilar L. Travecedo Abello, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen D'Aurora, unmarried**

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. 5326 - #2, together with Garage No. 21 of Danbury Condominiums as shown on the Plat of Danbury of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners Association, all as described in Book 6612, page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pablo A. Dongarra Travecedo, unmarried and Mario A. Dongarra Garcia and Pilar L. Travecedo Abello, husband and wife, as joint tenants with right of survivorship by Warranty deed from Rachel A. Hines, unmarried woman of record in Instrument No. 20181011-0100785 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 11, 2018.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5326 Edmondson Pike, #2, Nashville, TN 37211**

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 the 5th day of April, 2022.

Pablo Dongarra

Pablo A. Dongarra Travecedo

Mario A. Dongarra Garcia, by Pablo Dongarra, Attorney in fact
Mario A. Dongarra Garcia
by Pablo A. Dongarra Travecedo, Attorney-in-Fact

Pilar L. Travecedo Abello, by Pablo Dongarra, Attorney in fact
Pilar L. Travecedo Abello
by Pablo A. Dongarra Travecedo, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pablo A. Dongarra Travecedo and Mario A. Dongarra Garcia Pilar L. Travecedo Abello,** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of April, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pablo A. Dongarra Travecedo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mario A. Dongarra Garcia**, as his Attorney in Fact, as the free act and deed of the within named **Mario A. Dongarra Garcia.**

Witness my hand and official seal this the 5th day of April, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pablo A. Dongarra Travecedo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Pilar L. Travecedo Abello**, as her Attorney in Fact, as the free act and deed of the within named **Pilar L. Travecedo Abello.**

Witness my hand and official seal this the 5th day of April, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY