Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRE-22-5302

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,750.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2022.

Notary Public
My Commission Expires 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Karen Johnson Davidson County
Batch# 845827 DEEDWARR
04/26/2022 12:12:05 PM 2 pgs
Fees: $13.00 Taxes: $1,242.28
20220426-0047960

2022-163

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexandria N. Vasquez	new owner	
5302 Edmondson Pike		161-01-0A-077.00-CO
Nashville, TN 37211		

WARRANTY DEED

For and in 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 Daniel J. Palkovic, a single man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Alexandria N. Vasquez, unmarried, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 5302, on the Plan of Danbury, shown as Exhibit C to Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in said Master Deed.

Being the same property conveyed to Daniel J. Palkovic by Warranty Deed from Taryn Holland, n/k/a Taryn Holman and Steve Holman of record in Instrument No. 20170920-0096275 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5302 Edmondson Pike, 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 my hand this 20th day of April, 2022.

Daniel J. Palkovic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Daniel J. Palkovic, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

