Karen Johnson Davidson County
Batch# 903142 DEEDWARR
08/15/2022 09:20:22 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20220815-0092175

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 2022.

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 2022-434

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rachel S. Palka, an unmarried woman	DAS Acquisition Co., LLC	
5516 Hill Court	12140 Woodcrest Executive, Suite 150	161-09-0-070
Nashville, TN 37220	St. Louis, MO 63141	

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

Thomas E. Palka and Georgene L. Palka, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rachel S. Palka, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No, 18-A on the Plan of Zone Lot Division, Lots 15, 18 and 23, Section One, Brentwood Meadows, of record in Plat Book 5200, page 694 and amended in Book 6250, page 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Palka and Georgene L. Palka, husband and wife by Deed dated January 25, 1991 from R.A. Jackson, III, married, recorded January 29, 1991, in Book 8282, Page 947, in the Official Records of Davidson County, Tennessee.

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

This is __xx__ improved _____unimproved property and the address of the herein described property is believed to be 5516 Hill Court, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/our hands this 12th day of August, 2022.

Thomas E. Palka
Thomas E. Palka

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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 Thomas E. Palka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 12th day of August, 2022.

Notary Public at Large

My Commission Expires: 1-23-23

Georgene L Palka by Thomas E. Palka her attorney-in-fact
Georgene L. Palka
By Thomas E. Palka, 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 Thomas E. Palka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Georgene L. Palka and that he is authorized by Georgene L. Palka, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded in Instrument No. 20220815-0092174 or simultaneously herewith.

Witness my hand and official seal at Brentwood, TN, this 12th day of August, 2022.

Notary Public at Large

My Commission Expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY