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

Karen Johnson Davidson County
Batch# 964972 DEEDWARR
01/27/2023 09:50:31 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20230127-0006281

Ivey Title, LLC Ref: (DL) Title No.: 62976
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick E. Florian 21 Vaughns Gap Rd. #133 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129150A13300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Palacios and Lisanne Palacios, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick E. Florian, an unmarried man,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 133 of Belle Meade Highlands Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to David Palacios and Lisanne Palacios, husband and wife, by Warranty Deed from Alan B. Reyes and Laurel E. Reyes, husband and wife, dated September 10, 2019 and recorded on September 11, 2019 of record in Instrument No. 20190911-0091738, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in shown on Exhibit "A-2" to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office. The provisions of the condominium Master Deed of record in Book 7091, page 302, Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20150520-0046371, Instrument No. 20150818-0083106, Instrument No. 20220520-00558927, Instrument No. 20220520-0058928, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Belle Meade Highlands Condominium Association of record in Book 7102, page 223, said Register's Office

This is improved property, known as 21 Vaughns Gap Rd., #133, Nashville, TN 37205

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 25th day of January, 2023.

David Palacios

Lisanne Palacios

State of Tennessee

County of Davidson

On this 25th day of January, 2023, before me the undersigned authority, personally appeared David Palacios and Lisanne Palacios, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $192,000.00.

Affiant

Sworn and subscribed before me this 24th day of January, 2023.

My Commission Expires: 5-9-26 Notary

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON