Karen Johnson Davidson County
Batch# 1034320 DEEDWARR
08/03/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230803-0060079

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.: 63210
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alexis Bazydola Michael Bazydola 212 Wynbrook Court Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142070D21200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisanne Mariel Palacios and David Palacios, wife and husband, joint tenants**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Alexis Bazydola and Michael Bazydola, joint tenancy with right of survivorship,** 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. 212 of Wynbrook Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, page 918, amended in Book 7507, page 271, Register's Office for said County, to which source reference is hereby made for 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 Lisanne Mariel Palacios and David Palacios, wife and husband, joint tenants, by Warranty Deed from Fatin S. Qazait and Jeff P Wilson, wife and husband, dated September 28, 2018 and recorded on October 2, 2018, of record in Inst. No. 20181002-0097911, 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 as shown on Exhibit "A" to the Master Deed of record in Book 7285, page 918, amended in Book 7507, page 271, 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. The provisions of the condominium Master Deed of record in Book 7285, page 918, amended in Book 7507, page 271, 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 Wynbrook Homeowners Association of record in Book 7299, page 920, said Register's Office; All matters shown on Book 7900, page 177, said Register's Office;

Agreement for electrical permit of record in Book 6552, page 617, said Register's Office.

This is improved property, known as 212 Wynbrook Court, Nashville, TN 37221

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 July, 2023.

Lisanne Mariel Palacios
Lisanne Mariel Palacios

David Palacios

State of Tennessee

County of Davidson

On this 24th day of July, 2023, before me the undersigned authority, personally appeared Lisanne Mariel Palacios and David 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.

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

My Commission Expires:

Notary

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: $300,000.00.

Affiant

Sworn and subscribed before me this 3 day of August, 2023.

Notary

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 7/15/26

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/24/2023.

Affiant Signature – Joshua A. Terry

8/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON