THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6962-WE



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1108914 DEEDWARR
03/08/2024 09:31:44 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20240308-0016168

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Denise Thebeau and Rodney Ingle	Bay Equity c/o First American Mortgage Solution	
5302 Edmondson Pike	1795 International Way	161-01-0A-077.00-CO
Nashville, TN 37211	Idaho Falls, ID 83402	
(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, **Alexandria N. Vasquez, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Denise Thebeau and Rodney Ingle, wife and husband**

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. 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.

Being the same property conveyed to Alexandria N. Vasquez, unmarried by Warranty Deed from Daniel J. Palkovic, a single man of record in Instrument No. 20220426-0047960 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 26, 2022.

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 __ unimproved _X_ improved property known as **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 our hands this the 5 day of March, 2024.

Alexandria N. Vasquez
By Olivia Parks Attorney in Fact
Alexandria N. Vasquez
By: Olivia Parks, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Olivia Parks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged thats he executed the within instrument on behalf of **Alexandria N. Vasquez**, as her Attorney in Fact, as the free act and deed of the within named **Alexandria N. Vasquez.**

Witness my hand and official seal this the 5 day of March, 2024.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public