STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2025

Notary Public
MY COMMISSION EXPIRES 05/08/28
File No G25-24340

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1343673 DEEDWARR
11/12/2025 12 36 46 PM 2 pgs
Fees $13 00 Taxes $1,794 50
20251112-0090023

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-BR-25-292

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis Meneses and Ines Teodicia Robles Pacheco	U S Bank National Association	025-15-0-033
(NAME)	(NAME)	
292 HIGHLAND HEIGHTS DR	2800 Tamarack Road	
(STREET ADDRESS)	(STREET ADDRESS)	
GOODLETTSVILLE, TN 37072	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michelle Danielle VanBavel, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Meneses and Ines Teodocia Robles Pacheco, a married couple**, 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 Lot No 120 on the Plan of Section One, Solitude Acres, Part Two of record in Plat Book 4175, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Michael Wayne VanBavel and Michelle Danielle Vanbavel, husband and wife by Deed dated July 30, 2018 from Susan Snyder, a single woman, recorded August 1, 2018, in Instrument Number 20180801-0074928, in the Register's Office of Davidson County, Tennessee The said Michael Wayne VanBavel died April 15, 2022, leaving Michelle Danielle Vanbavel as tenant by the entirety

Subject to any and all plats, easements, restrictions, and other matters of record

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein
The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 292 Highland Heights Drive, Goodlettsville, TN 37072

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 Whenever 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 hand(s) this 7th day of November, 2025

X Michelle Danielle VanBavel

Michelle Danielle VanBavel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared Michelle Danielle VanBavel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of November, 2025

Notary Signature
My commission expires 1/28/25

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066