Karen Johnson Davidson County
Batch# 1356640 DEEDWARR
12/11/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $551.30
20251211-0098479

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: (LM) Title No.: 64276
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alfredo Vasquez 1112 Clifton Ln #22 Nashville, TN 37204	New owner

TAX MAP PARCEL NUMBERS: 118090D02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances B. Roy and Dana Beer, as tenants by the entirety with the right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alfredo Vasquez** 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. 22 of Glendale Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Inst. No. 20080104-0001233, amended in Inst. No. 20240913-0070607, 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 Frances Roy by Warranty Deed from Steve Chaisson and James U. Rust, IV, dated November 4, 2008 and recorded on December 16, 2008, of record in Inst. No. 20081216-0120464, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 23, 2021, recorded January 4, 2022, of record in Inst. No. 20220104-0000908, said Register's Office, subject property was conveyed to Frances B. Roy, a married person, and Dana Beer, a married person, as tenants by the entirety with the right of survivorship.

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

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed of record in Inst. No. 20080104-0001233, amended in Inst. No. 20240913-0070607, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; and The provisions of the condominium Master Deed of record in Inst. No. 20080104-0001233, amended in Inst. No. 20240913-0070607, 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.

This is improved property, known as 1112 Clifton Lane, # 22, Nashville, TN 37204

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 3rd day of December, 2025.

Frances B. Roy

Frances B. Roy

Dana Beer

Dana Beer

State of Tennessee

County of Davidson

On this 3rd day of December, 2025, before me the undersigned authority, personally appeared Frances B. Roy and Dana Beer, 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.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2028

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: $149,000.00.

Affiant

Sworn and subscribed before me this 8th day of December, 2025.

Notary

My Commission Expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 December 3, 2025 (date of document)

Regina Sullo

Affiant Signature

December 10, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of December 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202512110098479