#18019

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39142-03-2026**	STATE OF TENNESSEE, COUN The actual consideration or value, transfer is: $205,500.00. Affiant Subscribed and sworn to before me this 9th day of April, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1405885 DEEDWARR
04/15/2026 01:00:46 PM 3 pgs
Fees: $18.00 Taxes: $760.35
20260415-0030880

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 04-09-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael L. Minton, Mary Ashley Nichols 101 Park Glen Nashville, TN 37204	Mortgage Investors Group 10118 Parkside Dr. Knoxville TN 37922	Map and Parcel No.: 117030A06100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Jean Voegeli, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Minton and Mary Ashley Nichols, joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike #61, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of April, 2026.

Anna Jean Voegeli, by
Robert Daniel Voegeli, Atty-in-Fact
Anna Jean Voegeli, by Robert Daniel Voegeli,
her 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, aforesaid, Robert Daniel Voegeli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anna Jean Voegeli, and he is authorized by Anna Jean Voegeli to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of April, 2026.

Notary Public

My Commission Expires:

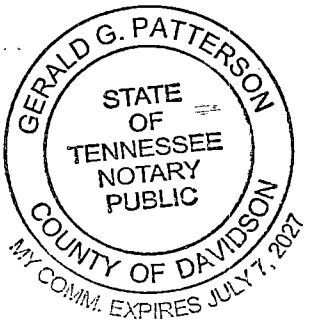


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 61 of Versailles Apartments, of record in Book 5050, Page 80, as corrected by surveyor's certificate of correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Versailles Townhomes Homeowners Association of record in Book 5168, Page 944 with amendment to ByLaws recorded in Book 5589, Page 367 and Book 5659, Page 641 as re-recorded in Book 5667, Page 375 and further amended in Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed.

Being the same property conveyed to Victor J. Voegeli, III and Anna Jean Voegeli, husband and wife, by Warranty Deed from Lillian Macon Ringsdorf, Married, of record in Instrument No. 20151119-0117491, in the Register's Office of Davidson County, Tennessee, dated November 17, 2015, and recorded on November 19, 2015. The said Victor J. Voegeli, III died on March 07, 2025, leaving Anna Jean Voegeli as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2026 County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page 80 with Surveyor's Certificate of Correction recorded in Book 5171, Page 153.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES TOWNHOMES HOMEOWNER'S ASSOCIATION Condominium of record in Book 5168, Page 944 with amendment to ByLaws recorded in Book 5589, Page 367 and Book 5659, Page 641 as re-recorded in Book 5667, Page 375 and further amended in Book 7770, Page 955 and Book 8434, Page 719; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Sanitary Sewer, recorded in Book 3531, Page 592.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4158, Page 34.
7. Easement recorded in Book 4240, Page 209 and Instrument No. 20171127-0120858.
8. Certificate of Limited Partnership recorded in Book 5107, Page 415 as amended in Book 5263, Page 394.