Karen Johnson Davidson County Batch# 1425242 DEEDWARR 05/26/2026 04:11:30 PM 3 pgs Fees: $18.00 Taxes: $832.50 20260526-0047810 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2026. Notary Public My commission expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vanessa Vasquez	**New Owner**	**096-07-0A-027.00CO**
326 Stewarts Ferry Pike		
Nashville, TN 37214		

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 HEREBY ACKNOWLEDGED, I,

Peggy Jean Davis, formerly known as Peggy Jean Wilson, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vanessa Vazquez, an unmarried woman, and Estella Vazquez, a married woman,

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. 1, Unit No. 2 on the Plan of Bianca Square Condominiums of record in Plat Book 5200, Page 661, amending Plat Book 5800, Page 101, 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 all of the property conveyed to Peggy Jean Wilson, by deed from Kenneth N. Hamilton II and wife, Wendy U. Hamilton, of record in Book 10716, Page 390, dated November 21, 1997, Register's Office for Davidson County, Tennessee. Peggy Jean Willson subsequently married and changed her name to Peggy Jean Davis. Her husband is now deceased and she has not remarried.

M&H File #: **26-274**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 661, amending Plat Book 5800, Page 101, Register's Office for Davidson, Tennessee.
c. TVA Line Easement of record in Book 1181, Page 577 and Book 1303, Page 21, in the Register's Office for Davidson County, Tennessee.
d. Water Main Easement of record in Book 6303, Page 616, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 6168, Page 507, in the Register's Office for Davidson County, Tennessee.
f. Agreement to Maintain Roads of record in Book 5945, Page 856, in the Register's Office for Davidson County, Tennessee.
g. Sanitary Sewer Easement of record in Book 5108, Page 724 and Book 6303, Page 621, in the Register's Office for Davidson County, Tennessee.
h. Master Deed of record in Book 6162, Page 195, amended in Book 6165, Page 566 and Book 9885, Page 208, Register's Office for Davidson County, Tennessee.
i. By Laws of record in Book 6162, Page 211, amended in Book 6225, Page 906, Register's Office for Davidson County, Tennessee.
j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessment contained in DCCR's/Master Deed.
l. Subject to HOA dues- if any.
m. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 326 Stewarts Ferry Pike, Nashville, TN 37214.

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 that I am 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 I do further covenant and bind myself my 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 my hand this ~~22nd~~ 23rd day of May 2026.

Peggy Jean Davis

Peggy Jean Davis

STATE OF North Carolina
COUNTY OF Mecklenburg

On this 23rd day of May, 2026, personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, and Peggy Jean Davis, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Notary Signature

TERESA T WEEKS
My Commission Expires
NOTARY PUBLIC
February 14, 2031
MECKLENBURG COUNTY, NC

My commission expires: 02/14/2031

M&H File #: **26-274**

Agent's File No.: HE-2026-186

Tennessee Certification of Electronic Document

I, R. Patrick Parker, 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 5-22-26 **(date of document)**.

R Patrick Parker

Affiant Signature

5/22/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 22 day of May, 20 26.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jacqueline G Brown

Notary's Signature
My Commission Expires: 11-5-2029