WARRANTY DEED

Karen Johnson Davidson County
Batch # 1453307 DEEDWARR
08/03/2026 02:05:32 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50

20260803-0071292

File #26-TL-0712-R

(SEAL) DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 3/9/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruth A. Rogaski and Luis E. Hidalgo	Truist Bank	
(NAME)	(NAME)	
712 Melpark Drive	P.O. Box 79041	**105 14 0N 008.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Baltimore MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SUZETTE ANNE PACE, AN UNMARRIED WOMAN, AND BLAKE ANDREW PACE, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RUTH A. ROGASKI AND LUIS E. HIDALGO, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for MELPARK TOWNHOMES, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307 and Instrument No. 20210309-0030506, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Suzette Anne Pace, an unmarried woman and Blake Andrew Pace, an unmarried man, tenants in common with rights of survivorship, by Warranty Deed from Raymond Johnson, a single man, of record in Instrument No. 20210623-0085121, in the Register's Office of Davidson County, Tennessee, dated June 17, 2021, and recorded on June 23, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MELPARK TOWNHOMES, as recorded in Instrument No. 20150827-0087032.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151222-0128613, as amended in Instrument No. 20160106-0001307 and Instrument No. 20210309-0030504; Amendment to Bylaws recorded in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506.
* Easement for Temporary Nail, recorded in Instrument No. 20121231-0120563.
* Easement for Public Utilities & Drainage, recorded in Instrument No. 20150506-0041486.
* Easement recorded in Instrument No. 20160301-0019395.
* Charter for Melpark Townhouse Corporation recorded as Instrument No. 20151222-0128610.
* Common Open Space Deed recorded as Instrument No. 20151229-0130710.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **712 Melpark Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 day of July, 2026.

Suzette Anne Pace

STATE OF _____

COUNTY OF _____

On this _____ day of July, 2026, before me personally appeared Suzette Anne Pace, 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 _____ day of July, 2026.

_____
Notary Signature
My commission expires:

* See attached 7-27-2026

Certificate of Acknowledgment

This certificate is attached to a Warranty Deed,

dated 7-27-20.

Document Information: (3+1) 4 pages

Additional Signer: Blake Andrew Pace.

STATE OF NEW YORK
COUNTY OF Cortland

On this 27th day of July, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Suzette Anne Pace, Individually.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (~~are~~) subscribed to the within instrument and acknowledged to me that ~~he/~~she/~~they~~ executed the same in ~~his/~~her/~~their~~ capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

CHRISTA JEAN CENTOLELLA
Registration #01CE0001321
Qualified in Cayuga County
My Commission Expires
February 13, 2027

Christa Jean Centolella
Notary Public, State of New York

Christa Jean Centolella
Print name

2-13-2027
My commission expires

Witness my hand this the 17 day of July, 2026.

Blake Andrew Pace

STATE OF Texas

COUNTY OF Tarrant

On this 17 day of July, 2026, before me personally appeared Blake Andrew Pace, 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 17 day of July, 2026.

Notary Signature
My commission expires: 05/07/2028

DEBORAH FITZER
Notary ID #132469407
My Commission Expires
May 7, 2028