WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456421 DEEDWARR
08/07/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260807-0072805

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/03/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 707 North Garden Street
Columbia, TN 38401
file # 9202-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Andrea Talamantes	New Owner	087-01-0B-039.00-CO
2104 Christina Court		
Hermitage, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Thaddeus A. Palus and Wanda P. Palus, husband and wife, as Joint Tenants with Rights of Survivorship

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

Andrea Talamantes, Unmarried Woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 39 on the Plan of Revised Plat For Monticello, A Cluster Lot Development of record in Plat at Instrument No. 200660417-0043313, 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 Thaddeus A. Palus and Wanda P. Palus, husband and wife by Warranty Deed from James R. DeBusman and wife, Barbara N. DeBusman of record in Instrument No. 20140915-0084298 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

Being the same property conveyed to Thaddeus A. Palus and Wanda P. Palus, husband and wife, as joint tenants with rights of survivorship by Quitclaim Deed from Thaddeus A. Palus and Wanda P. Palus, husband and wife of record in Instrument No. 20190605-0053666 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on June 05, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2104 Christina Court Hermitage, TN 37076

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 we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on August 3, 2026.

Wanda P Palus by Jennifer Louise Palus, her Attorney-In-Fact

Wanda P.Palus by Jennifer Louise Palus, her Attorney-In-Fact

Thaddeus A Palus Jr, by Jennifer Louise Palus, his attorney-in-fact

Thaddeus A. Palus, Jr. by Jennifer Louise Palus, his Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Louise Palus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Wanda P. Palus and Thaddeus A. Palus, and acknowledged that she executed the same as the free act and deed of the said Wanda P. Palus and Thaddeus A. Palus for the purposes therein contained, by virtue of Powers of Attorney recorded in Instrument # 202608070072803 and Instrument # 202608070072804 in the Register's Office of Davidson County, Tennessee.

Lynae Wilder

Notary Public

My Commission Expires: 9-16-2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9202-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Ryan Lux, 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 **August 3, 2026**.

Date

Affiant Signature

08/03/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029