Karen Johnson Davidson County
Batch# 1483668 DEEDWARR
10/14/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20261014-0094217

**WARRANTY DEED**

File No. AP-26-4091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JERELYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC. 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda Sue Vaught | NEW OWNER | |
| (NAME) | (NAME) | 091-09-11-021.00-CO |
| 617A Vernon Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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/we, **Michael David Gondek and Alyson Gondek, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Sue Vaught, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being Unit 617A, as created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for Breeze Block Townhomes, a horizontal property regime with private elements (a planned unit development created under the Tennessee Horizontal Property Act), of record in Instrument No. 20230330-0023079, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and all easements, rights and interest 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 buildings thereof. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration; Original Plan of record in Book 161, pages 134 and 135, said Register's Office; and see also Master Declaration for Breeze Block, of record in Instrument No. 20210922-0127366, said Register's Office, to which site-plan; boundary plat; and Master Declaration references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Michael David Gondek and Alyson Gondek, husband and wife, by Limited Warranty Deed from Breeze Block Townhomes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231220-0098205 Register's Office for Davidson County, Tennessee, dated December 20, 2023 and recorded on December 20, 2023.

**This is property more commonly known as 617A Vernon Avenue, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 13th day of October, 2026.

Michael David Gondek

Alyson Gondek

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael David Gondek and Alyson Gondek, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2026.

Notary Signature

My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

My Commission Expires
Apr. 18, 2028

Certificate of Authenticity

I, Christina Higgins, 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 **10/13/2026**.

Date

Affiant Signature

**10/13/2026**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **October**, 20____.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

