Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2023.

Notary Public
My Commission Expires.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 05-09-2026
KATE ROSENTHAL

Karen Johnson Davidson County
Batch# 1040447 DEEDWARR
08/21/2023 10 33 40 AM 2 pgs
Fees $13 00 Taxes $2,238 50

20230821-0064917

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Winders and Mackenzie Stuenkel 914 Ireland Street Nashville TN 37208	New Owner	Tax Parcel ID No 082-13-0B-010.00 CO

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, **John Marshall and Annie Marshall, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Winders, unmarried, and Mackenzie Stuenkel, unmarried, joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10, together with the appurtenant interest in the common elements of Ireland 28 Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695 and Instrument No. 20181023-0105009, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to JOHN MARSHALL, by deed from DAVINA A KRAEGER AND ANDREW E. KRAEGER, JR., WIFE AND HUSBAND, of record in Instrument No. 20170719-0072589, dated July 17, 2017, said Register's Office.

Annie Marshall joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 082-13-0B-010.00 CO.

Matters shown on the Plan of record in Instrument No. 20040405-0037953, said Register's Office.

Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695 and Instrument No. 20181023-0105009, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069 and Instrument No. 20130903-0092714, said Register's Office.

This is improved property located at 914 Ireland Street Nashville TN 37208

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of August, 2023

John Marshall by Sabrina Schulhauser
John Marshall by Sabrina Schulhauser,
his Attorney-in-Fact his attorney in fact

Annie Marshall by Sabrina Schulhauser
Annie Marshall by Sabrina Schulhauser, her Attorney-in-Fact 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, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Marshall and Annie Marshall and that she is authorized by John Marshall and Annie Marshall to execute this instrument on their behalf

Witness my hand, at office, this 18th day of August, 2023.

J Anderson
Notary Public



My Commission Expires: _____