Karen Johnson Davidson County
Batch# 1133309 DEEDWARR
05/10/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240510-0034445

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

ADAM G. LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

This Instrument was prepared with information provided by Grantee(s) without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mario Rene Folgar Pena	New Owner	03410004900
(NAME)	(NAME)	
859 Gallavista Avnue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **KARL A. SCHOENENBERGER AND MARIKA S. SCHOENENBERGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **MARIO RENE FOLGAR PENA**, HEREINAFTER CALLED THE GRANTEE, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 1, Final Plat of Resub of Lots 1-9, "BLK G" and Lots 22 and 23 "BLK F" Edenwold City, of record in Plat Book 6200, Page 901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description AND together with the right to use and occupy that portion of Burns Avenue included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 089-953 filed in the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Joe O. Craddock d/b/a Craddock-Gilley Agency and Joe O. Craddock, Individually, to Karl A. Schoenenberger and Marika S. Schoenenberger, husband and wife, of record as Instrument No. 20180510-0044878, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 300 Shakespeare Avenue, Madison, TN 37115
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 7th day of May, 2024.

KARL A. SCHOENENBERGER

MARIKA S. SCHOENENBERGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of May, 2024, before me personally appeared Karl A. Schoenenberger and Marika S. Schoenenberger, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument go the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2024.

Notary Public
My Commission Expires: 3/8/28

My Commission Expires: 3/8/28

Notary Public

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 5/9/24 (date).

Affiant Signature

5/9/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9th day of May, 2024

Notary's Signature

My Commission Expires: 10/31/24

Notary's Seal

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027