Karen Johnson Davidson County
Batch# 1153820 DEEDWARR
07/02/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240702-0049982

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2024.

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

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

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
Carlos Rafael Samoyoa Figueroa	New Owner	03410005100 & 03410005200
(NAME) **337 Clear Lake Drive West**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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 **CARLOS RAFAEL SAMAYOA FIGUEROA**, 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:

Certain tracts or parcels of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot Nos. 11-22 inclusive of Block "G" on the Plat of Edenwold City, as of record in Book 421, Page 123, Register's Office for said County described as follows:

Said Lot Nos. 11-22 inclusive front together 300 feet on the southerly side of Shakespeare Avenue and run back 200 feet on the easterly line of Lot No. 22 and 218 on the westerly line of Lot No. 11 to a dead line, and show 303 feet more or less on said dead line.

Together with a right of way 12 feet wide through, over and across Lots Nos. 10 to 23, Block "C" from Shakespeare Avenue to Farmer Avenue.

Being the same property conveyed by Warranty Deed from John G. Gardner, Jr. to Karl A. Schoenenberger and wife, Marika S. Schoenenberger, of record in Book 7336, Page 813, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 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 22nd day of May, 2024.

KARL A. SCHOENENBERGER

MARIKA S. SCHOENENBERGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd 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 22nd day of May, 2024.

Notary Public
My Commission Expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 7-2-24 (date).

Affiant Signature

7-2-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2 day of July, 2024

Notary's Signature

My Commission Expires: 10/31/27

Notary's Seal

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