Karen Johnson Davidson County
Batch# 1186093 DEEDWARR
09/25/2024 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,567.80
20240925-0074209

WARRANTY DEED ***This instrument prepared by:*** Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3491827 ***Return to:*** Wagon Wheel Title & Escrow 204 S. 11th Street Nashville, TN 37206	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $694,000.00. Affiant Subscribed and sworn to me, this 19TH day of September, 2024. Notary Public My Commission Expires: 3/3/26
Property Address: 1506 Ward Avenue Nashville, TN 37206	**Parcel ID:** 72-14-3Q-002.00 CO
Property Owner: SCHUYLER VANBUREN AND AMANDA SCHRENKEL	**Mail tax bills to:** WATERMAN BANK 1644 N HONORE ST, STE 206 CHICAGO, IL 60622

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INDENTURE is made effective the 18th day of September, 2024, by **KAYLA CONNELLY (f/k/a Kayla Bell) and DEAN CONNELLY, wife and husband,** First Parties, for the purpose of conveying the premises described herein to **SCHUYLER VANBUREN and AMANDA SCHRENKEL, husband and wife**, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Parties, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit B, 1504 Ward Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1504 Ward Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170207-0012764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Bell and Dean Connelly by Warranty Deed dated July 30, 2021 from Joy L. Miller and Jeffrey S. Miller, wife and husband, recorded August 3, 2021 at Instrument No. 20210803-0104239, Register's Office of Davidson County, Tennessee. Kayla Connelly is the same as Kayla Bell.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1504 Ward Avenue Residences, of record at Instrument No. 20160808-0082076Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 974, Page 4; Agreement for Joint Driveway, Electric Gate and Restrictive Covenants recorded at Instrument No. 20161019-011048; Charter of 1504 Ward Avenue Residences Homeowners' Association, Inc., recorded at Instrument No. 20160812-0084243; Rights of adjoining owners in Party Wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, with the owner of the land in the roof of such building and in any appurtenances which are susceptible to common use; together with all liability for maintenance, repair and damage which common use entails, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 24 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kayla Connelly

Kayla Connelly

Dean Connelly

STATE OF Ohio)
COUNTY OF Hamilton)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kayla Connelly**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Hamilton County, this the 1 day of February, 2024.

Katherine Ann Stamper
NOTARY PUBLIC

My Commission Expires: June 22, 2028

Katherine Ann Stamper
Notary Public, State Of Ohio
My Comm Exp June 22, 2028

STATE OF Ohio)
COUNTY OF Hamilton)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Dean Connelly**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Hamilton County, this the 1 day of February, 2024.

Katherine Ann Stamper
NOTARY PUBLIC

My Commission Expires: June 22, 2028

Katherine Ann Stamper
Notary Public, State Of Ohio
My Comm Exp June 22, 2028

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 18.

Affiant Signature

24th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

