This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson
Batch # 1187615
09/30/2024 09:40:58 AM
Fees: $13.00 Taxes: $1,437.45
Davidson County
DEEDWARR
2 pgs
20240930-0075412

ADDRESS NEW OWNER:
Stephan Pierenkemper
911 Cleves Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Homes Loans LLC dba Steadfast Mortgage
408 Highway 76
White House, TN 37188

MAP	**44**
GROUP	**15**
PARCEL	**172.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephan Pierenkemper, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 245, Plan of Section "A", Village of Old Hickory**, according to survey and plat of same appearing of record in Plat Book 1424, page 68, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated December 12, 2023, from Jesse A. Morros, unmarried, of record in Instrument #20231212-0095832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **911 Cleves Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 HAND, this the **26th** day of **September, 2024.**

Engauge Properties, LLC,
a Tennessee limited liability company

By: _____
Christopher Gauger, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 26th day of September, 2024.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is ~~$388,500.00~~.

_____
AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: ~~12/18/2027~~ 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 24097839