**NEW OWNER:**
Katherine L. Vogel
1518B Dugger Drive
Nashville, TN 37206

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 24-355

**MAP & PARCEL**
**072-16-3U-002.00-CO**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1226540 DEEDWARR
01/15/2025 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20250115-0003123

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($775,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **East Labrador Properties, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Katherine L. Vogel, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1518 Dugger, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1518 Dugger, a Horizontal Property Regime with Private Elements, at Instrument No. 20220831-0098406, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 1518 Dugger, a Horizontal Property Regime with Private Elements of record at Instrument No. 20240625-0047075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to East Labrador Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lily Frances Hipkins, a widow, and Mark Eugene Hipkins, unmarried, of record in Instrument No. 20220831-0098405, in the Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on August 31, 2022.**

**This is IMPROVED property also known as 1518B Dugger Dr., Nashville, TN 37206.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 9th day of January, 2025.

**EAST LABRADOR PROPERTIES, LLC,**
**a Tennessee Limited Liability Company**

**By:** _____
**ANTHONY DAVIS, Managing Member**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Anthony Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Managing Member** of, **East Labrador Properties, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 9th day of January, 2025.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY



202501150003123

**********

The actual consideration or value, whichever is greater, for this transfer is $ **775,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of January, 2025.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

## Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2025.

Affiant Signature

January 9, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 9th day of January, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

