Warranty Deed

Karen Johnson
Batch # 1240721
02/26/2025 09 11 42 AM
Fees $13 00 Taxes $2,904 50

Davidson County
DEEDWARR
2 pgs

20250226-0014129

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $785,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2025.

Notary Public

My commission expires February 21, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Edmund Manrique and Dawn L Kenner	Studio Bank, ISAOA/ATIMA	082-07-0N-002 00-CO
811 A Lischey Avenue	124 12TH Ave North	
Nashville, TN 37207	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACOB VANHOOSER AND LAUREN STEMLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDMUND MANRIQUE AND DAWN L. KENNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, Homes at 811 Lischey Avenue (being the south side unit) as showing in the Declaration of Covenants, Conditions and Restrictions for Homes at 811 Lischey Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No 20200302-0023159 and Plat Book 57, Page 133 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 August Carrington and Kaitlin Carrington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest by Warranty Deed from Carl H. Reed and Elease Reed, Husband and Wife of record in Instrument No. 20170703-0066416 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on July 03, 2017

Being a portion of the same property conveyed to Boiler Investment Group, LLC by Quitclaim Deed from August Carrington and Kaitlin Carrington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest of record in Instrument No 20200319-0030541 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 19, 2020 and Scrivener's Affidavit record in Instrument No. 20220110-0002559 on January 10, 2022.

Being the same property conveyed to Jacob Vanhooser and Lauren Stemle, husband and wife by Quitclaim Deed from Boiler Investment Group, LLC of record in Instrument No. 20201110-0132824 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 811 A Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2025.

Jacob Vanhooser

Lauren Stemle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob Vanhooser and Lauren Stemle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2025.

Notary Public

My Commission Expires 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025