Karen Johnson Davidson County
Batch# 1304313 DEEDWARR
08/01/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250801-0060953

WARRANTY DEED

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF July, 2025.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #25-TL-2200-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Vogel, Olivier Vogel, and Carrie Vogel	LEGACY HOME LOANS	
(NAME)	(NAME)	**072 12 0 099.00**
2200 Stratford Avenue	408 HIGHWAY 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	WHITE HOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW ALAN CHRISTENSEN AND TESSALY TIAN JEN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MELISSA VOGEL, AN UNMARRIED WOMAN, AND OLIVIER VOGEL AND CARRIE VOGEL, HUSBAND AND WIFE,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of DALEWOOD, SECTION I, as of record in Plat Book 1424, Page 108, Land in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Alan Christensen, An Unmarried Man and Tessaly Tian Jen, An Unmarried Woman, as Joint Tenants with Right of Survivorship, by Warranty Deed from Anna Alicia Young, An Unmarried Woman and Eric Thomas Beovich, An Unmarried Man, of record in Instrument No. 20210901-0118176, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021, and recorded on September 01, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of DALEWOOD, SECTION I, as recorded in Plat Book 1424, Page(s) 108.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1729, Page 154.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **MATTHEW ALAN CHRISTENSEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202508010060950, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **TESSALY TIAN JEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202508010060951, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 2200 Stratford Avenue, Nashville, TN 37216.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 29th day of July, 2025.

Matthew Alan Christensen by Loy Carney, Attorney-In-Fact

Tessaly Tian Jen by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW ALAN CHRISTENSEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW ALAN CHRISTENSEN**.

Witness my hand and official seal this **29th** day of **July, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TESSALY TIAN JEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TESSALY TIAN JEN**.

Witness my hand and official seal this 29th day of **July, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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 July 29. 2025.

Affiant Signature

31st day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028