WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328788 DEEDWARR
10/01/2025 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $2,956.30
20251001-0078329

File No. KS-25-9802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob McNabb and Alesia McNabb	Jacob McNabb and Alesia McNabb	
(NAME) 1509B Wendell Avenue	(NAME) **1509B Wendell Avenue**	073-13-0C-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kristopher D. Stipech and Alana Stipech, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob McNabb and Alesia McNabb, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 of Homes At 1509 Wendell, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes At 1509 Wendell, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20151023-0108089 and amended in Instrument Number 20160823-0087970, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners, and tenants of Homes At 1509 Wendell, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151023-0108089 and amended in Instrument Number 20160823-0087970 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kristopher D. Stipech and Alana Stipech, husband and wife by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161118-0121703 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 18, 2016.

This is property more commonly known as 1509B Wendell Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 29th day of September, 2025.

Kristopher D. Stipech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2025, before me personally appeared Kristopher D. Stipech, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2025.

Notary Signature
My commission expires: May 8, 2028



Witness my/our hand this 29th day of September, 2025.

Alana Stipech

STATE OF California
COUNTY OF Santa Barbara

On this 29th day of September, 2025, before me personally appeared Alana Stipech, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2025.

Notary Signature
My commission expires: 3/8/2027

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 29 day of September, 20 25, by Alana Stipech,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

(Seal) Signature

Certificate of Authenticity

I, Krystal Schuster, 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 9/29/25.

Date

Affiant Signature

9/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of September, 20 25.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)