Karen Johnson Davidson County
Batch# 1335511 DEEDWARR
10/17/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20251017-0083091

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64210
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William O. Whetsell Anne R. Whetsell 158 Valley Forge Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116080G15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Claudia Knauer Stengel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William O. Whetsell and Anne R. Whetsell, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Revised Sugartree, Phase 3, of record in Plat Book 5050, pages 67-71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 8447, page 198, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

Being the same property to Susan Claudia Knauer Stengel by Warranty Deed from Donah Jean Burgess, Trustee of the Donah Jean Burgess Revocable Living Trust, dated August 23, 1994, dated March 4, 2011 and recorded on March 7, 2011 and recorded on March 7, 2011 of record in Instrument No. 20110307-0017877

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, pages 67-71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 8447, page 198, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Instrument No. 20170522-0050870, Instrument No. 20210430-00058356, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 158 Valley Forge, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2025

Susan Claudia Knauer Stengel

State of Tennessee

County of Davidson

On this 17th day of October, 2025, before me the undersigned authority, personally appeared Susan Claudia Knauer Stengel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Sworn and subscribed before me this 17th day of October, 2025

My Commission Expires: ABBY MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 5, 2028

Notary

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/17/25 (date of document).

Affiant Signature

10/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

