Karen Johnson Davidson County
Batch# 1388176 DEEDWARR
03/04/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260304-0017426

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $740,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 4th day of March, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Whitney Staub-Juergens	**NEW OWNER**	**072164D00200CO**
2009B Rosecliff Dr		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hannah Ziegler, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney Staub-Juergens, married

HEREINAFTER CALLED THE GRANTEES, 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 No. 2009B, as established in Declaration of Covenants, Conditions, and Restrictions for Element at 2009 Rosecliff Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161107-0117868, as amended in Instrument No. 20161205-0127552, and as further amended in Instrument No. 20161221-0134465, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which Master Deed reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Hannah Ziegler, unmarried, by Warranty Deed from Caleb John Magnino and Lyndsey Renee Magnino, husband and wife, dated May 18, 2022, of record in Instrument No. 20220525-0060512, in the Register's Office for Davidson County, Tennessee. Hannah Ziegler has since married. Franklin Schrote joins in this conveyance to transfer any and all interest he may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2009B Rosecliff Dr, Nashville, TN 37206.

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 in 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.

Hannah Ziegler
Hannah Ziegler Date: 03/03/2026

Franklin Schrote
Franklin Schrote Date: 03/02/2026

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, Hannah Ziegler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2026.

John D Clark
ID NUMBER
13240917-9
COMMISSION EXPIRES
March 18, 2028

Notary Public, State of Texas

NOTARY PUBLIC

My Commission Expires: 03/18/2028

Electronically signed and notarized online using the Proof platform.

STATE OF Florida

COUNTY OF Broward County

Personally appeared before me, a Notary Public of said County and State, Franklin Schrote, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2026.

YONEL ARIS
Notary Public - State of Florida
Commission # HH694474
Expires on July 6, 2029

Yonel Aris
NOTARY PUBLIC

My Commission Expires: 07/06/2029

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/2/2026 ~~3~~ 3/3/2026 (date of document).

Jennifer Russell
Affiant Signature

3/4/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

