WARRANTY DEED

Karen Johnson Davidson County
Batch # 1403476 DEEDWARR
04/08/2026 02:25:39 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20260408-0028515

BG-C-26-6009A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Steiger	Same as NEW OWNER	
(NAME)	(NAME)	**091-02-4I-003.00-CO**
6009A Pennsylvania Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOANNA LEIGH SHECHTEL N/K/A JOANNA LEIGH COUPENS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID STEIGER,** 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 Unit 6009A, 6009 Pennsylvania Avenue Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions of 6009 Pennsylvania Avenue Townhomes, as shown on plat of record in Instrument No. 20170912-0093267 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joanna Leigh Shechtel, a single woman by Warranty Deed from Armando P. Staley and Ashley Staley, husband and wife of record in Instrument No. 20210428-0056521 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 28, 2021.

The said Joanna Leigh Shectel N/K/A Joanna Leigh Coupens having since married. Heath Robert Coupens joins in the execution of this deed to convey any and all interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75 and Plat Book 5210, Page 304, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of 6009 Pennsylvania Avenue Townhouses, record in Instrument Number 20160209-0012411 and Termination in Instrument No. 20160921-0099698, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Pennsylvania Cottages record in Instrument Number 20161003-0104205 and Termination in Instrument No. 20170912-0093264, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170912-0093267, Register's Office for Davidson County, Tennessee.
- Charter to HOA of record in Instrument Number 20000531-0054011, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160801-0078690, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160930-0103275, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6009A Pennsylvania Ave, Nashville, Tennessee 37209**.

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 7 DAY OF APRIL, 2026.

Joanna Leigh Coupens

Heath Robert Coupens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATH ROBERT COUPENS, the within named bargainor, 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 and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212