WARRANTY DEED

Karen Johnson
Batch # 1415552
05/05/2026 09:41:25 AM
Fees: $13.00 Taxes: $6,160.50

Davidson County
DEEDWARR
2 pgs

20260505-0040052

File #26-TL-0221-C

(SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Molly Abel and Amy Abel	NEW OWNER	
(NAME)	(NAME)	**104 01 0 218.00**
221 38th Avenue North		
(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,

JOHN EDWARD STAUBITZ, A SINGLE PERSON, AND JOHANNA MARIE LEE, A SINGLE PERSON,

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

MOLLY ABEL AND AMY ABEL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 all of Lot No. 93, on the plan of REDIVISION OF LOTS 92 & 93 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION, of record in Plat Book 6050, Page 578, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Staubitz and wife, Johanna Marie Lee Staubitz, by Quitclaim Deed from Michael J. Philbin, Trustee, also conveyed from John Staubitz, of record in Instrument No. 20130918-0098479, in the Register's Office of Davidson County, Tennessee, dated September 16, 2013, and recorded on September 18, 2013. The said John Staubitz and Johanna Marie Lee Staubitz having since divorced per Final Decree of record in Case No. 25D1208, in the Third Circuit Court for Davidson County, Tennessee, the said Johanna Marie Lee Staubitz is now known as Johanna Marie Lee.

Being the same property conveyed to John Staubitz, a single man, by Warranty Deed from Harry Boyd and Eugenia Louise Laurent, as Co-Executors Under the Last Will and Testament of Dan Thomas Harper, of record in Instrument No. 20130521-0051315, in the Register's Office of Davidson County, Tennessee, dated May 14, 2013, and recorded on May 21, 2013.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDIVISION OF LOTS 92 & 93 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 6050, Page(s) 578.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page 109.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **221 38th Avenue North, Nashville, TN 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 4th day of May, 2026.

John Edward Staubitz

Johanna Marie Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared John Edward Staubitz, 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 4th day of May, 2026.

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

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Johanna Marie Lee, 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 4th day of May, 2026.

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

Notary Signature
My commission expires: