THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554461

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $755,000.00

Affiant

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Karen Johnson
Batch # 1429238
06/08/2026 09:13:20 AM
Fees: $13.00 Taxes: $2,793.50

Davidson County
DEEDWARR
2 pgs

20260608-0051190

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jake Dowler and Lindsey Taylor Schinkai 1524 Corder Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 072 16 2C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan Yoder and Katherine Steinhardt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jake Dowler and Lindsey Taylor Schinkai, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 2212 PORTER ROAD, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180725-0072581, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jordan Yoder, A Married Man, and Wife, Katherine Steinhardt, by Warranty Deed from Brant Bonetti and Caroline Bonetti, Husband and Wife, of record in Instrument No. 20250422-0030729, in the Register's Office of Davidson County, Tennessee, dated April 17, 2025 and recorded on April 22, 2025. Katherine Steinhardt's name being erroneously misspelled on the previous conveyance. Katherine Steinhardt and Katherine Steindhart being one and the same.

Being the same property conveyed to Brant Bonetti and Caroline Bonetti, husband and wife, by Warranty Deed from Brandon Vance, married, of record in Instrument No. 20190403-0030281, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on April 03, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, as recorded in Plat Book 1424, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180725-0072581.

This is improved property located at 1524 Corder Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2026.

Jordan Yoder

Katherine Steinhardt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Yoder and Katherine Steinhardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public
My Commission Expires: _____

