Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 190
Nashville, TN 37215

Karen Johnson
Batch # 1445256
07/13/2026 09:58:24 AM
Fees: $13.00 Taxes: $10,360.00
Davidson County
DEEDWARR
2 pgs
20260713-0062758

Warranty Deed

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Vogel and Sarah Vogel	New Owner(s)	131-12-1F-002.00-CO
1133 Lipscomb Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL LANIEVE COLES ANDREWS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN VOGEL AND SARAH VOGEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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.1133 on the Plan of Homes at 1131 Lipscomb, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1131 Lipscomb, a Horizontal Property Regime with Private Elements at Instrument No. 20231020-0082201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LaNieve C. Coles, married by Warranty Deed from Eric M. Osborne, unmarried of record in Instrument No. 20110121-0006096 Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 21, 2011.

Being the same property conveyed to LaNieve Cartwright Coles as the Trustee of the LaNieve Cartwright Coles Living Trust dated November 9, 2021, and any amendments thereto, and her successors in interest by Quitclaim Deed from LaNieve C. Coles, a widowed woman, a.k.a LaNieve Cartwright Coles of record in Instrument No. 20211124-0156154 Register's Office for Davidson County, Tennessee, dated November 9, 2021 and recorded on November 24, 2021.

Being the same property conveyed to LaNieve C. Coles, unmarried by Quitclaim Deed from LaNieve Cartwright Coles as sole Trustee of the LaNieve Cartwright Coles Living Trust dated November 9, 2021 of record in Instrument No. 20220323-0033040 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 23, 2022.

The said LaNieve Cartwright Coles having died on or about April 18, 2022, with the Estate of LaNieve Cartwright Coles being administered under Case No. 22P791 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Carol Lanieve Coles Andrews, unmarried by Quitclaim Deed from John K. Cartwright as Executor of the Estate of LaNieve Cartwright Coles, deceased of record in Instrument No. 20220520-0058842 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 20, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1133 Lipscomb Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2026.

Carol Lanieve Coles Andrews

Carol Lanieve Coles Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Lanieve Coles Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029