Karen Johnson Davidson County
Batch# 1476571 DEEDWARR
09/23/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260923-0088140

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2026. Notary Public My commission expires: 11\5\29

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:
John Christian Schloegel and Sarah Rosemary Stewart	New Owner(s)	061-10-0-140.00
902 McMahan Avenue		
Nashville, TN 37216		

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, **STEFAN CHRISTOPHER IWANICKI AND CHRISTIAN IWANICKI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHRISTIAN SCHLOEGEL AND SARAH ROSEMARY STEWART, 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 parts of Lots Nos. 10 and 11, Tract I, of Phillips Subdivision, as of record in Book 2083, Page 41, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 front 30 feet on the turn-around and run back approximately radially between lines 218.84 feet on the northerly line with the southerly line of lot No. 9 on said plan to the fence line of the L & N Railroad, and 126.03 feet to the margin southerly margin of said subdivision, and measuring on the rear line 162 feet on the southerly margin of said subdivision and 20 feet on the westerly margin of said railroad fence.

Being the same property conveyed to Stefan Christopher Iwanicki and Christian Iwanicki, husband and wife by Warranty Deed from Rita Carole Etter and Angela Celeste Etter of record in Instrument No. 20210916-0124354 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 16, 2021.

The said Earl E. Etter died on September 29, 2018, leaving the said Aileen Etter the sole surviving tenant by the entirety.

The said Aileen Etter died testate on August 02, 2020, devising subject property to Rita Carole Etter and Angela Celeste Etter, as evidenced in Last Will and Testament of Aileen Elizabeth Etter, File No, 20P1305, Probate Court Clerk's Office for Davidson County, Tennessee.

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 902 McMahan Avenue, Nashville, TN 37216, 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 16th day of September, 2026.

Stefan Christopher Iwanicki

Christian Iwanicki

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stefan Christopher Iwanicki and Christian Iwanicki, 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 16th day of September, 2026.

Notary Public

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 16, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028