This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12440-DJ

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12440-DJ

Karen Johnson Davidson County
Batch# 700466 DEEDWARR
08/18/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210818-0111937

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
2002 Steven A. Fillipow and Cynthia M. Traina Revocable Trust 2156 Bush St. San Francisco, CA 94115	New Owner	083-06-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Briana Isabelle Foley, unmarried woman and Lisa Wilson-Foley, married woman, joint tenants**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven A. Fillipow and Cynthia M. Traina, Trustees of the 2002 Steven A. Fillipow and Cynthia M. Traina Revocable Trust dated January 4, 2002,** hereinafter called the Grantee, its successors 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 Lot No. 11 on the Plan showing subdivision of Lots Nos. 8, 9, and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of Block "C" in the subdivision of Weakly Home Place of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50.0 feet on the Northerly side of Franklin Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Briana Isabelle Foley, unmarried woman and Lisa Wilson-Foley, married woman, joint tenants, by deed from Michael Samis, unmarried and Chris Stenstrom, unmarried, of record in Instrument No. 20170601-0054204, Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 1, 2017.

The subject property is neither the principal residence of Lisa Wilson-Foley, her spouse nor any dependent.

This Instrument executed on behalf of Lisa Wilson-Foley ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202108180111936, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1613 Franklin Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13 day of August, 2021.

GRANTOR:

Briana Isabelle Foley

Lisa Wilson-Foley by Briana Isabelle Foley her attorney in fact

Lisa Wilson-Foley by Briana Isabelle Foley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Briana Isabelle Foley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of August, 2021.

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

Notary Public
My Commission expires: 3/2/23

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Briana Isabelle Foley the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lisa Wilson-Foley ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13 day of August, 2021.

Notary Public
My Commission expires: 3/2/23

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

202108180111937

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF _____

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

_____
Affiant

WITNESS my ~~hand~~ and seal at office this 13 day of August, 2021.

_____
Notary Public
My Commission Expires: 3/2/23

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

- **The text of a certification of an electronic document must be in the following form.**

I, Storey Carver, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** August 13, 2021 **(date of document).**

Storey

Affiant Signature

Date: 8/13/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** August, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM