Karen Johnson Davidson County
Batch# 793546 DEEDWARR
01/20/2022 11:55:34 AM 2 pgs
Fees: $13.00 Taxes: $7,492.50
20220120-0007709

Warranty Deed

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,025,000.00. Affiant Subscribed and sworn to before me, this the 18th day of January, 2022. Notary Public My commission expires: July 9, 2022

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:
Russell Filipski and Rebecca Boyle	Wells Fargo Bank, N.A	118 13 0 226.00
933 Caldwell Ave	101 North Phillips Ave	
Nashville, TN 37204	Sioux Falls, SD5714	

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, **AUTUMN ANDRADY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL FILIPSKI AND REBECCA BOYLE, 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 Lot No. 2 on the Plan of Noel Green, as of record in Plat Book 6250, Page 804, 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 David L. Burger and wife, Catherine M. Burge by Warranty deed from Andrew H. Johnston and wife, Kristen F. Johnston of record in Instrument No. 20010904-0095301 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 4, 2001.

Being the same property conveyed to Arg Media, LLC by Quitclaim deed from David L. Burge and wife, Catherine M. Burge of record in Instrument No. 20190708-0066464 Register's Office for Davidson County, Tennessee, dated July 8, 2019 and recorded on July 8, 2019.

Being the same property conveyed to CH & CH LLC, by Substitute Trustee's deed from Shapiro & Ingle, LLP of record in Instrument No. 20191119-0119251 Register's Office for Davidson County, Tennessee, dated November 6, 2019 and recorded on November 19, 2019.

Being the same property conveyed to Real Estate Rentals LLC, a Tennessee Limited Liability Company by Quitclaim deed from CH & CH LLC, a Tennessee limited liability company of record in Instrument No. 20200904-0101142 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on September 4, 2020.

Being the same property conveyed to Autumn Andrady, married by Warranty deed from Real Estate Rentals LLC, a Tennessee limited liability company of record in Instrument No. 20210511-0063144 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 11, 2021.

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

The address of the herein described property is believed to be 933 Caldwell Lane, 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 18th day of January, 2022.

Autumn Andrady

Edward Krause, spouse of Autumn Andrady, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Edward Krause

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 Autumn Andrady and Edward Krause, 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 18th day of January, 2022.

Notary Public

My Commission Expires: 7.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025