This Instrument Prepared For Recording by:
Amanda Kruse, Esq.
Lathrop GPM LLP
500 IDS Center
80 South Eighth Street
Minneapolis, MN 55402

Future Tax Statements To:
Andrea L. Wyffels, Trustee
333 Lake Street South
Bayport, MN 55003

Karen Johnson Davidson County
Batch# 879135 DEEDWARR
06/28/2022 08:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220628-0073852

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CHRISTOPHER T. WYFFELS AND ANDREA L. WYFFELS, married to each other**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**ANDREA L. WYFFELS, AS TRUSTEE OF THE ANDREA L. WYFFELS REVOCABLE TRUST AGREEMENT dated May 4, 2022**

Hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY, STATE OF TENNESSEE**, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3910 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record in Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more compete identification and description of the Unit.

Being the same property conveyed to Christopher T. Wyffels and Andrea L. Wyffels, by Warranty Deed dated August 21, 2020 from Dawn Rudolph, of record in Instrument No. 20200825-0095938, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Declaration Establishing 505 High Rise Condominium as of record in Instrument No. 20171218-0128946 and Exhibit "D" to the Declaration Establishing 505 Master Condominium as of record in Instrument No. 20171218-0128945, Register's Office for Davidson County, Tennessee, (2) Declaration Establishing 505 High Rise Condominium as of record in Instrument No. 20171218-0128946 amended in Instrument No. 20181009-0099878 and Instrument no. 20191016-0106180, and Bylaws appended thereto, Register's Office for Davidson County, Tennessee, (3) Charter of 505 High Rise Condominium Association, Inc., as of record in Instrument No. 20171213-0127265, Register's Office for Davidson County, Tennessee, (4) Declaration Establishing 505 Master Condominium as of record in Instrument No. 20171218-0128945 and Partial Assignment of Declarant Rights as of record in Instrument No. 20191002-0100557, Register's Office for Davidson County, Tennessee, (5) Charter of 505 Master Condominium Association, Inc. as of record in Instrument No. 20171213-0127264, Register's Office for Davidson County, Tennessee, (6) Capitol Mall Redevelopment Project Plan and Restrictions as provided in Metropolitan County Council Ordinances Nos. 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL 2004-424, and as of record in Book 7423 Page 374, Book 7631 Page 606, Book 8421 Page 587, Book 9208 Page 613, Book 10512 Page 464 Instrument No. 20020626-0076795, Instrument No. 20050124-0008719, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee, (7) All matters shown on the Boundary Plat of record in Instrument No.20140926-0089008, Register's Office for Davidson County, Tennessee (8) Easement Agreement of record in Instrument No. 20070625-0075451, Register's Office for Davidson County, Tennessee, (9) Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004 amended in Instrument No. 20151231-0131612, Register's Office for Davidson County, Tennessee, (10) Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300 amended in Instrument No. 2017128-0128944, Register's Office for Davidson County, Tennessee, (11) Memorandum of Parking Lease and License of record in Instrument No. 20141114-0105301 amended in Instrument No. 20171218-0128943, Register's Office for Davidson County, Tennessee, (12) Memorandum of Master Lease of record in Instrument No. 2014114-0105302, Register's Office for Davidson County, Tennessee, (13) Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, Register's Office for Davidson County, Tennessee, (14) Assignment and Assumption of Development Documents of record in Instrument No. 20151`203-0122110, Register's Office for Davidson County, Tennessee, (15) Agreement for Dedication of Right-of-Way and Pedestrian Sidewalk Easement as of record in Instrument No. 20151231-0131613, Register's Office for Davidson County, Tennessee, (16) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as of record in Instrument No. 20170504-0044298, Register's Office for Davidson Count, Tennessee.

**THIS conveyance is made subject to applicable restrictions, building setback lines and all existing easements of record.**

**THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.**

**Tax Parcel Identification #093-06-1-M Parcel 134.00**

**This is Improved property is known as: 515 Church Street, Unit #3910, Nashville, TN 37219**

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 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 GRANTEE, its heirs and assigns, against the lawful claims of

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

Witness our hands this 7th day of June, 2022.

**GRANTORS**:

CHRISTOPHER T. WYFFELS

ANDREA L. WYFFELS

STATE OF Minnesota )
) ss.
COUNTY OF Ramsey )

On this 7th day of June, 2022, before me, the undersigned Notary Public, personally appeared, **CHRISTOPHER T. WYFFELS and ANDREA L. WYFFELS**, married to each other, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

Notary Public

My Commission Expires:

1/31/2025

ANDREA L KING
NOTARY PUBLIC
MINNESOTA
My Commission Expires JAN 31, 2025

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $1.00.

Affiant: Andrea L King

Sworn to and subscribed before me, this 7th day of June, 2022.

Andrea L King
Notary Public

My commission expires:
1/31/25

ANDREA L KING
NOTARY PUBLIC
MINNESOTA
My Commission Expires JAN 31, 2025

THE NAME AND ADDRESS OF PROPERTY OWNER:
Andrea L. Wyffels, as trustee of the
Andrea L. Wyffels Revocable Trust
Agreement dated May 4, 2022
333 Lake Street South
Bayport, MN 55003

PERSON OR ENTITY RESPONSIBLE FOR PAYING TAXES
Andrea L. Wyffels, Trustee
333 Lake Street South
Bayport, MN 55003

Certificate of Authenticity

I, Amanda J. Kruse, 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 June 7, 2022.

Date

Affiant Signature

6/24/2022
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 24th day of June, 2022.

Karen A. Brehmer
Notary's Signature

KAREN A. BREHMER
Notary Public-Minnesota
My Commission Expires Jan 31, 2026

My Commission Expires: 1/31/2026
Date

Notary's Seal (if on paper)