THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $624,900.00
Karen Johnson Davidson County Batch# 949857 DEEDWARR 12/09/2022 12:33:30 PM 3 pgs Fees: $18.00 Taxes: $2,312.13 20221209-0128336	Cassidy Waddell Affiant Subscribed and sworn to before me, this 8 day of Dec., 2022. C. Loy Carney Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Cassidy Waddell and Andrew VanDierenDonck 6353B Columbia Avenue Nashville, TN 37209	Nuwave Lending LLC 3400 N Central Expressway #110-295 Richardson, TX 75080	Tax Parcel ID No. 091-13-1G-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KASSIDY LANFORD, A SINGLE WOMAN AND CHARLES AIKEN, A SINGLE MAN, AS JOINT TENANTS,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CASSIDY WADDELL, AN UNMARRIED WOMAN AND ANDREW VANDIERENDONCK, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Columbia Avenue Residences I, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006678, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kassidy Lanford, a single woman, and Charles Aiken, a single man, as joint tenants, by Warranty deed from 552 Westboro, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200403-0035841 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 03, 2020.

This is improved property commonly known as: **6353B Columbia Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of December, 2022.

KASSIDY LANFORD

CHARLES AIKEN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KASSIDY LANFORD AND CHARLES AIKEN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of December 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

True Copy Certification

I, **Diane March,** 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 this the 8th day of December, 2022.

Affiant Signature
Date 12/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024