Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-P-231900-305

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $385,000 00

Affiant

Subscribed and sworn before me this the 24th day of August, 2023

Notary Public
My commission expires

LINDSAY B. PATTEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1042978 **DEEDWARR**
08/25/2023 03 23 48 PM 2 pgs
Fees $13 00 Taxes $1,424 50

20230825-0066767

WARRANTY DEED

Address of New Owner	Send Tax Bill to:	Tax Information
Michael R Febles ~~1900 12th Ave S #305~~ ~~Nashville, TN 37203~~ 1008 Dunrobin Dr. Franklin, TN 37067	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	105-09-1H 028 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRIFFIN S WAGASKY, single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL RAY FEBLES AND SANDRA RUTH FEBLES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows.

Land in Davidson County, Tennessee, being Unit No 305, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Griffin S Wagasky, a single man by deed dated 09/07/2021, from Nicholas Teplitz, an unmarried man, of record in Instrument No 20210907-0119635, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1900 12th Ave S #305, Nashville, TN 37203.

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the ~~24th~~ 22nd day of August, 2023

Griffin S. Wagasky

STATE OF Michigan

COUNTY OF Ottawa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Griffin S. Wagasky, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this ~~24th~~ 22nd day of August, 2023

My commission expires 11/27/27

Notary Public

MARK A RETT
Notary Public, State of Michigan
County of Ottawa
My Commission Expires Nov. 27, 2027
Acting in the County of Ottawa