THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8164-WE Karen Johnson Davidson County Batch# 1228010 DEEDWARR 01/17/2025 02:55:30 PM 3 pgs Fees: $18.00 Taxes: $2,978.50 20250117-0004097	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 805,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JANUARY, 2025 Notary Public MY COMMISSION EXPIRES: 03/28/28 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Cook and Tim Cook	NEW OWNERS	
515 Church Street, Unit 3910	"	093-06-1M-134.00-CO
Nashville, TN 37219	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrea L. Wyffels, Trustee of the Andrea L. Wyffels Revocable Trust Agreement, dated May 04, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Cook and Tim Cook, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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, husband and wife by Warranty Deed from Dawn Rudolph, unmarried of record in Instrument No. 20200825-0095938 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 25, 2020.

Being the same property conveyed to Andrea L. Wyffels, as Trustee of The Andrea L. Wyffels Revocable Trust Agreement dated May 04, 2022 by Warranty Deed from Christopher T. Wyffels and Andrea L. Wyffels, married to each other of record in Instrument No. 20220628-0073852 Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 28, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved ✓ improved property 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 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. 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 the 15 day of January, 2025.

Andrea L. Wyffels, Trustee of the Andrea L. Wyffels Revocable Trust Agreement, dated May 04, 2022

BY: _____
Andrea L. Wyffels, Trustee

STATE OF MN
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Andrea L. Wyffels**, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Trustee** of the **Andrea L. Wyffels Revocable Trust Agreement, dated May 04, 2022**, the within named bargainor, and that they as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by themselves as **Trustee.**

Witness my hand and official seal this the 15 day of January, 2025.

My Commission expires: 1-31-30

_____
Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/15/2025 (date of document).

Affiant Signature

01/15/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 15th day of January, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY