Karen Johnson Davidson County
Batch# 1240566 DEEDWARR
02/25/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250225-0013929

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2025. Notary Public My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
David Christopher Felipe	New Owner(s)	128-12-0A-037.00-CO
320 Old Hickory Blvd #707		
Nashville, TN 37221		

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, **GERALD M. EDTL AND LYNN M. EDTL, TRUSTEES OF THE EDTL FAMILY TRUST, DATED JANUARY 30, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID CHRISTOPHER FELIPE**, 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 Unit No.37, Building No. 7 on the plan of Section 7, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal Property Regime, Created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 20020524-0063776, as corrected to supplement and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the Plat of Eagle Ridge at The Reserve Condominium as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Gerry Edtl and Lynn Edtl, husband and wife by Warranty Deed from Timothy F. Rawding and Chrisi H. Rawding, husband and wife of record in Instrument No. 20201208-0142941 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 08, 2020.

Being the same property conveyed to Gerry M. Edtl and Lynn M. Edtl, Trustees of The Edtl Family Trust dated January 30, 2021 by Warranty Deed from Gerry Edtl and Lynn Edtl, husband and wife of record in Instrument No. 20210204-0016468 Register's Office for Davidson County, Tennessee, dated January 30, 2021 and recorded on February 04, 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 320 Old Hickory Boulevard #707, Nashville, TN 37221, 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 25th day of February, 2025.

The Edtl Family Trust, dated January 30, 2021

By: _____
Gerald M. Edtl, Trustee

By: _____
Lynn M. Edtl, Trustee

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 Gerald M. Edtl and Lynn M. Edtl, Trustees of the Edtl Family Trust, dated January 30, 2021, 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 25th day of February, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1.22.29

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/25/2025.

Affiant Signature

2/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY