WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303922 DEEDWARR
07/31/2025 07:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20250731-0060373

B-HH-25-3121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029
(AFFIX SEAL)

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Chalos	**Wells Fargo Bank NA**	
(NAME)	(NAME)	
3121 Cedar Cottage Drive	**2701 Wells Fargo Way**	**097-02-0A-511.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELE A. WANDLESS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER CHALOS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 511 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Plat at Instrument No. 20160129-0008909,Surveyors Certificate in Instrument No. 20160310-0022987, 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 Michele A. Elliott, unmarried by Warranty Deed from Sarah Gatti, an unmarried woman of record in Instrument No. 20180806-0076922 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on August 06, 2018.

The said Michele A. Elliott having since married Steven Jacob Wandless and is now known as Michele A. Wandless, being one and the same person. The said Steven Jacob Wandless joins in this conveyance to convey any interest he may have in said property.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument Number 20160129-0008909, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20110427-0032201, and supplemented and made applicable to Phase 4E in Instrument Number 20140416-0031645, and further supplemented in Instrument Number 20140416-0031646, Instrument Number 20140424-0034613, Instrument Number 20140424-0031614, Instrument Number 20140424-0034615, Instrument Number 20140424-0034616, Instrument Number 20140424-0034617, Instrument Number 20140424-0034618, Instrument Number 20150812-0080705, Instrument Number 20151106-0113217, and Supplementary Declaration recorded in Instrument Number 20160226-0018415 and Instrument Number 20170906-0091483, Register's Office for Davidson County, Tennessee.
- Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, Instrument Number 20150812-0080704, and Instrument Number 20151106-0113218, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070713-0083651 and 20100301-0015327 in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument Number 20090109-0002452, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395 in the aforesaid Register's Office.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Elements of record in Instrument Number 20160226-0018414, in the Register's Office for Davidson County, Tennessee.
- Abandonment of Electric Transmission Line Easement of record in Instrument Number 20141103-0101036, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090109-0002452, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160421-0038670 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3121 Cedar Cottage Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 30 DAY OF JULY, 2025.

Michele A. Wandless

Steven Jacob Wandless

Steven Jacob Wandless, spouse of Michele A. Wandless, hereby joins in this conveyance and does transfer and convey any and all marital interest Steven Jacob Wandless may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE A. WANDLESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN JACOB WANDLESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 30, 2025.

Lissa Groom
Affiant
Date: July 30, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON