WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AP-25-11110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Siegrist, Celine Rixey, and Julius C. Siegrist Jr.	New Owners	
(NAME)	(NAME)	083-11-0-034.00
615 Shady Lane		
(ADDRESS)		
Nashville, TN 37206		
(CITY) (STATE) (ZIP)		

Karen Johnson Davidson County
Batch# 1330935 DEEDWARR
10/06/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251006-0079719

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, I/we, **Justin Shotwell and Gabrielle Shotwell, formerly known as Gabrielle Geiger, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Siegrist and Celine Rixey, husband and wife, and Julius C. Siegrist Jr., all as joint tenants,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being Lot No. 90 on the Plat of Rolling Acres, of record in Book 1130, Page 34, said Register's Office, to which reference is hereby made.

Said Lot No. 90 Fronts 65 feet on the Easterly margin of Shady Lane and extends 146.1 feet on the Northerly Line and 137 feet on the Southerly Line to a line on the rear on which it measures a total of 97 feet.

Being the same property conveyed to Justin Shotwell and Gabrielle Geiger, as Tenants in Common with Right of Survivorship by Warranty Deed from Frank Price and Cassandra Price, husband and wife of record in Instrument No. 20220418-0044237 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 18, 2022.

This is property more commonly known as 615 Shady Lane, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of September, 2025.

Justin Shotwell by Andrew Suzore, his Attorney in Fact
Justin Shotwell by Andrew Suzore, his
Attorney-In-Fact

Gabrielle Shotwell by Andrew Suzore, her Attorney in Fact
Gabrielle Shotwell by Andrew Suzore, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Justin Shotwell and Gabrielle Shotwell, and that this instrument was executed on behalf of the said Justin Shotwell and Gabrielle Shotwell for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _202510060079718_____ , in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of September, 2025.

Alli P

Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

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 true and exact copy of the original document executed and authenticated according to law on 9/30/25. (date of document).

Affiant Signature

10-6-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

