Karen Johnson Davidson County
Batch# 1413065 DEEDWARR
04/29/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,525.25
20260429-0037770

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 (682,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
RYAN FOLEY AND CAROLINE HERSH (NAME)	**NEW OWNER** (NAME)	**091 13 1G 002.00**
6353B COLUMBIA AVENUE NASHVILLE, TN 37209 (ADDRESS)	**6353B COLUMBIA AVENUE NASHVILLE, TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of April, 2026, the undersigned, **CASSIDY VANDIERENDONCK FKA CASSIDY WADDELL AND ANDREW VANDIERENDONCK, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RYAN FOLEY, AN UNMARRIED MAN, AND CAROLINE HERSH, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6353B COLUMBIA AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of COLUMBIA AVENUE RESIDENCES I, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing COLUMBIA AVENUE RESIDENCES I, a Horizontal Property Regime, of record in Instrument No. 20190123-0006678, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Cassidy Waddell, an unmarried woman and Andrew VanDierenDonck, an unmarried man as joint tenants with right of survivorship, by Warranty Deed from Kassidy Lanford, a single woman and Charles Aiken, a single man, as joint tenants, of record in Instrument No. 20221209-0128336, in the Register's Office of Davidson County, Tennessee, dated December 08, 2022, and recorded on December 09, 2022.

Note: Cassidy Waddell married Andrew VanDierenDonck and legally changed her name to Cassidy VanDierenDonck.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of April, 2026.

GRANTOR: ANDREW VANDIERENDONCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANDREW VANDIERENDONCK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of April, 2026.

Notary Public

9/3/29
My Commission Expires

GROVER COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR: CASSIDY VANDIERENDONCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CASSIDY VANDIERENDONCK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of April, 2026.

Notary Public

9/3/29
My Commission Expires

GROVER COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 24, 2026

Affiant Signature

April 24, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 24 day of April, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY