Karen Johnson Davidson County
Batch# 948023 DEEDWARR
12/05/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20221205-0126889

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-TAG-22-216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/29/25 (AFFIX SEAL)

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)
Ronald Bachmann and Linda Bachmann	US Bank	
(NAME) **216 Summit Oaks Place**	(NAME) 9380 Excelsior Blvd 3rd floor	**128-16-0B-036.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Hopkins, MN 55343	
(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, **MICHAEL G. MILES AND AND CHARLES R. RINGO, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD BACHMANN AND LINDA BACHMANN, A MARRIED COUPLE,** 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 36, First Revision of Lots 33 through 40, Phase One, Summit Oaks, as shown on Plat of record in Instrument No. 20021029-01324E10 and amended in Instrument No. 20030714-0097747, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael G. Miles and Charles R. Ringo, both unmarried as tenants in common with right of survivorship by Warranty Deed from Holly Miles, unmarried of record in Instrument No. 20131015-0107710 Register's Office for Davidson County, Tennessee, dated October 13, 2013 and recorded on October 15, 2013.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, amended in Instrument No. 20021029-0132410, 20030714-0097747, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 255, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019518, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Homeowners Association Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020103-0001057, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010925-0103587 and 20010925-0103588, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Summit Oaks Place, Nashville, Tennessee 37221**.

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 NOVEMBER, 2022.

Michael G. Miles

Charles R. Ringo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. MILES, 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 November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

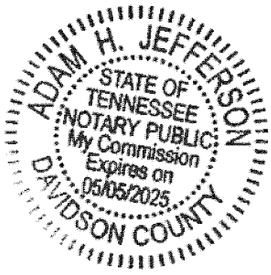


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES R. RINGO, 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 November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 30, 2022.

J. Carlton Drumwright

November 30, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 30, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY