WARRANTY DEED

Karen Johnson Davidson County
Batch# 1180242 DEEDWARR
09/10/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20240910-0069897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028

(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Drassler and Stephen Joseph Drassler	New Owner	053-15-0-009.00
(NAME)	(NAME)	
116 Riner Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I **Johnna Vance Holt, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey **unto Michael Drassler, an unmarried man and Stephen Joseph Drassler, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), /their 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 Lot Number 10, on the Plan of Dupontonia Park, of record in Plat Book 2900, Page 47, and amended in Plat Book 3075, Page 585, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Johnna C. Wilson, single person by Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, dated 01/11/2013, of record in Instrument No. 20130220-0016756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnna Vance Holt by Quitclaim Deed from Martin Kent Holt, dated 04/26/2024, of record in Instrument No. 20240716-0053288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 116 Riner Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 10th day of September, 2024.

Johnna Vance Holt

Johnna Vance Holt

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnna Vance Holt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2024.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

WHEN RECORDED RETURN TO
Stewart Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-232164-DS

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/10/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/10/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

