Karen Johnson Davidson County
Batch# 1239659 DEEDWARR
02/21/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,563.25
20250221-0013073

WARRANTY DEED

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

File No. AP-25-8663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(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
Dean A. Leffler, Jr	New Owner	
(NAME)	(NAME)	
2019 Greenwood Circle	1401 Douglas Avenue	083-03-0-291.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert Drimmer, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean A. Leffler, Jr, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Greenwood Manor of record in Plat Book 3700, Page 6, 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 Barbara J. Williams, an married person by Warranty Deed from Malcolm Cotton, a married person of record in Instrument No. 20070223-0022963 Register's Office for Davidson County, Tennessee, dated February 16, 2007 and recorded on February 23, 2007.

Being the same property conveyed to Stephon D. Fleming by Quitclaim Deed from Barbara J. Fleming of record in Instrument No. 20080313-0025786 Register's Office for Davidson County, Tennessee, dated March 04, 2008 and recorded on March 13, 2008.

Being the same property conveyed to Barbara J. Fleming by Quitclaim Deed from Stephon D. Fleming of record in Instrument No. 20090226-0017038 Register's Office for Davidson County, Tennessee, dated February 25, 2009 and recorded on February 26, 2009.

Being the same property conveyed to Kelli Fleming by Quitclaim Deed from Stephon Fleming of record in Instrument No. 20180423-0038010 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

Being the same property conveyed to Kelli Fleming and Stephon Fleming, a married couple by Quitclaim Deed from Loranzo Fleming as Personal Representative of The Estate of Barbara Fleming Williams, A/K/A Barbara Jean Williams and Kelli Fleming of record in Instrument No. 20230829-0067487 Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 29, 2023 and Last Will and Testament Instrument No 20230717-0054683.

Being the same property conveyed to AmeriCare Properties, LLC, a Tennessee limited liability company, IRA Innovations, LLC Custodian FBO Account #2201079, IRA Innovations, LLC Custodian FBO account #2602852, and IRA Innovations, LLC Custodian FBO account #2101309 by Quitclaim Deed from Kelli Fleming and Stephon Fleming, a married couple of record in Instrument No. 20230829-0067486 Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 29, 2023.

Being the same property conveyed to Robert Drimmer by Warranty Deed from AmeriCare Properties, LLC, a Tennessee limited liability company, IRA Innovations, LLC Custodian FBO Account #2201079, IRA Innovations, LLC Custodian FBO account #2602852, and IRA Innovations, LLC Custodian FBO account #2101309 dated 2/21/25 and filed for record on 2/21/25 as Instrument no. 20250221-0012979, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

This is property more commonly known as 2019 Greenwood Circle, 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 3rd day of February, 2025.

Robert Drimmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2025, before me personally appeared Robert Drimmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of February, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **February 21, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

2/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025