WARRANTY DEED

File #2025071311



Karen Johnson
Batch # 1304041
07/31/2025 10 16 11 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20250731-0060534

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Drummer and Jessica Howe	New Owner	173-09-0A-568.00-CO
(NAME) 9055 Rigden Mill Drive	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(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, **Tammy Michaelis, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Drummer, unmarried, and Jessica Howe, unmarried, as Joint Tenants with Rights of Survivorship** HEREINAFTER CALLED THE GRANTEES, 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. 542 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description

Being the same property conveyed to Kirk Michaelis and wife, Tammy Michaelis by Warranty Deed from Adam P Mostafa and wife, Valerie Y Sauve of record in Instrument No 20120109-0002158 Register's Office for Davidson County, Tennessee, dated January 03, 2012 and recorded on January 09, 2012 The said Kirk Michaelis having since died on 2/24/2025, leaving Tammy Michaelis on title as surviving tenant by the entirety

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat at Instrument No 20060824-0104608, 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 20020315-0032825, as supplemented in Instrument No 20021226-0158459, Instrument No 20060321-0032382 and Instrument No 20080326-0030449, Register's Office for Davidson County, Tennessee, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No 20020315-0032826, Instrument Number 20021226-0158458, Instrument No 20031212-0178492, Instrument No 20040526-0062220, Instrument No 20050113-0005133, Instrument No 20040526-0062221, Instrument No 20050119-0006853, Instrument No 20050324-0032209, Instrument No 20050815-0096405, Instrument No 20060120-0007914, Instrument No 20060221-0020352, Instrument No 20060309-0027423, Instrument No 20060321-0032383, Instrument No 20060622-0074677, Instrument No 20070103-0001284, Instrument No 20070830-0104306, Register's Office for Davidson County, Tennessee, Charter of Lenox Village Neighborhood Association, Inc of record in Instrument Number 2002041-20045831, in the Register's Office for Davidson County, Tennessee , Quitclaim Deed for common areas to Lenox Village Neighborhood Association, Inc Homeowner's Association of record in Instrument No 20020510-0053757 and Instrument No 20020507-0056338, Register's Office for Davidson County, Tennessee , Storm Water Detention Agreement of record in Instrument Number 20020628-0078164 and Instrument No 20051213-0149579, in the Register's Office for Davidson County, Tennessee , Easements of record in Instrument Number 20010918-0100849, Instrument No 20010918-0100850, Instrument No 20010918-0100851 and Instrument No 20010918-0100852, in the Register's Office for Davidson County, Tennessee , Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee , Title to all oil, gas, minerals and gravel within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto, Subject to rights of others in and to the common areas and/or elements , ,

unimproved ☐
This is improved ✖ property, known as **9055 Rigden Mill Drive, Nashville,TN,37211**

(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 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 our hands this 30th day of July, 2025

Tammy Michaelis

Tammy Michaelis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Tammy Michaelis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at this 30th day of July, 2025

Commission expires

6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~RETURN RECORDED DOCUMENTS TO~~

~~Biltmore Title, LLC~~
~~2909 Old Fort Parkway Ste 106~~
~~Murfreesboro TN 37128~~

Return to:
Noteworthy Title
4235 Hillsboro Pike #300
Nashville, TN 37215