Karen Johnson Davidson County
Batch# 1306680 DEEDWARR
08/07/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20250807-0062802

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $529,900.00. Amanda Ilker Affiant Subscribed and sworn to before me, this the 5th day of August, 2025. Notary Public My commission expires: 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Revocable Trust of Rodney A. Lewis, dated August 31, 2018	New Owner(s)	120-01-0-072.00
117 Edgeview Dr.		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW NALL, TRUSTEE OF THE 1212 KERMIT DRIVE TRUST DATED JUNE 6, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY A. LEWIS, TRUSTEE OF THE REVOCABLE TRUST OF RODNEY A. LEWIS, DATED AUGUST 31, 2018**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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:

Tract I:

Being Lot No. 9, on the Map of Miro Meadows Subdivision, of record in Plat Book 1424, Pages 94-95, Register's Office of Davidson County, Tennessee. Said Lot No. 9 fronts 60 feet on the North side of Kermit Drive and runs back between lines 219.8 feet on the West line and 228.5 feet on the East line to a dead line in the rear on which it measures 81 feet.

Tract 2:

Being a triangular strip of the Easterly part of Lot No. 8 on the Plan of Miro Meadows Subdivision, as of record in Book 1424, Pages 94-95, Register's Office of Davidson County, Tennessee. Said part of Lot No. 8 fronts 15 feet on the Northerly side of Kermit Drive and extends back 219.8 feet on the Easterly line along the line between Lot Nos. 8 and 9, and 220 feet, more or less, on the Westerly line to a point, said point being the common corner of said Lot Nos. 8 and 9.

Being the same property conveyed to Rebecca Lovell, unmarried by Warranty Deed from Engedi Real Estate, GP, a Tennessee General Partnership of record in Instrument No. 20190614-0057452 Register's Office for Davidson County, Tennessee, dated June 07,

2019 and recorded on June 14, 2019.

Being the same property conveyed to Andrew Nall, Trustee of the 1212 Kermit Drive Trust dated June 6, 2019 by Quitclaim Deed from Rebecca Lovell, unmarried of record in Instrument No. 20190920-0095667 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 20, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1212 Kermit Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2025.

The 1212 Kermit Drive Trust dated June 6, 2019

By: _____
Andrew Nall, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Nall, Trustee of The 1212 Kermit Drive Trust dated June 6, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 5. 2025.

Affiant Signature

7th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

