WARRANTY DEED

Karen Johnson Davidson County
Batch # 1310430 DEEDWARR
08/15/2025 10:37:51 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20250815-0065144

JM-B-25-6865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

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)
Shirley Vollmuller	**Same As New Owner**	
(NAME)	(NAME)	**141-15-0C-064.00-CO**
6865 River Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **STEPHEN L. MOFFITT AND DONNA L. MOFFITT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIRLEY VOLLMULLER, AN UNMARRIED WOMAN,** 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:

A Certain Tract or Parcel of Land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 231, on the Plan of Rolling River Estates, Phase X, of record in Book 6200, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen L. Moffitt and Donna L. Moffitt, husband and wife by Warranty Deed from David Vance, married of record in Instrument No. 20191001-0099972 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6200, Page 53, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 4892, Page 689 and amended in Book 6298, Page 934, Register's Office for Davidson County, Tennessee.
- Charter of Rolling River Estates Inc. Homeowner's Association of record in Book 4892, Page 671 as amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Rolling River Estates, Inc. of record in Book 4892, Page 679, Book 4788, Page 950, as amended in Book 4871, Page 640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6865 River Ridge Drive, 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 14th DAY OF AUGUST, 2025.

Stephen L. Moffitt

Donna L. Moffitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN L. MOFFITT, 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 14th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. MOFFITT, 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 14th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

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

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203