Karen Johnson Davidson County Batch# 1311386 DEEDWARR 08/18/2025 02:13:30 PM 3 pgs Fees: $18.00 Taxes: $788.10 20250818-0065760	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $213,000.00 Affiant Subscribed and sworn to before me, this 18th day of August, 2025. Notary Public My commission expires: 01/30/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 1934 Riverwood Drive Trust	**New owner**	**07301006900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeffery L Kettler, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 1934 Riverwood Drive Trust

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. 14, Section A, Happy Valley Subdivision, not of record, and being more particularly described according to a survey made September 2, 1945, by Z J Wilkinson, Surveyor, as follows:

BEGINNING at a point in the Southerly margin of Riverwood Drive, formerly Williams Ferry Road, at a common corner of Lots 14 and 15; thence with the line between said lots, Southerly 168.5 feet to the corner of Lots 33 and 34; thence with the line between Lots 33 and 34, Westerly 75 feet to the corner of Lots Nos. 13 and 32; thence with the line between Lots Nos. 13 and 14, Northerly 166.5 feet to the Northerly margin of Riverwood Road; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Jeffery L Kettler, by Quitclaim Deed from Donna S Kettler, dated June 12, 1991, of record in Book 8378, Page 313, in the Register's Office for Davidson County, Tennessee. Stephanie Loftis hereby signs to convey any interest she may have, marital or otherwise, as the spouse of Jeffery L. Kettler.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1934 Riverwood Dr, Nashville, TN 37216.

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 in 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.

Jeffery L Kettler Date: 8/14/25

Stephanie Loftis Date: 8/14/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffery L Kettler and Stephanie Loftis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/14/25 (date of document).

Jennifer Russell
Affiant Signature

8/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.