Karen Johnson
Batch # 1333850
10/15/2025 10 06 52 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDWARR
2 pgs
20251015-0081998

This instrument was prepared by:
Dennis A. Brady
224 S. Washington Street
Remsen, Iowa 51050

Once recorded, return to:
Dennis A. Brady
P.O. Box 85
Remsen, Iowa 51050

Tax information shall be sent to:
Judi C. Drum
206 Harrison Street
Remsen, Iowa 51050

This Space for Recorder's Use Only.

TENNESSEE GENERAL WARRANTY DEED

STATE OF IOWA, COUNTY OF PLYMOUTH

For and consideration of the sum of One Dollar ($1.00), cash, in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judi C. Drum, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto the Judi C. Drum Revocable Trust, 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 Unit 87, Phase 4, Hearthstone Manor, as shown on plat of record in Plat Book 6250 Page 990, amended in Plat Book 6200 Page 642, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judi C. Drum, a Single Person, by Warranty Deed from Terri Ann Frey, unmarried, recorded on the 26th day of November 2013 as Instrument No. 20131126-0121298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6424 Page 839, amended in Book 6582 Page 154, Book 6600 Page 3, Book 6884 Page 251, Book 6916 Page 230, Book 7393 Page 749, Book 7398 Page 907, Book 7403 Page 563, Book 7403 Page 568, Book 11404 Page 149, Instrument Number 200605100054690 and Instrument Number 200806240064983, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as 220 Hearthstone Manor Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the saif GRANTEE, their heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the saif land to the said GRANTEE, 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.

In witness whereof, the Grantor has duly executed this instrument as of the day and year written hereunder.

Dated: September 22, 2025

Judi C. Drum

Judi C. Drum, Grantor

STATE OF IOWA, COUNTY OF PLYMOUTH

On this 22nd day of September 2025, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Judi C. Drum, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Dennis A Brady

Signature of Notary Public

DENNIS A. BRADY
Commission Number 136529
My Commission Expires
November 08, 2027

©The Iowa State Bar Association 2025
IowaDocs®