Karen Johnson Davidson County
Batch# 1366046 DEEDWARR
01/06/2026 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260106-0000789

**WARRANTY DEED**

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-25-11613

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Drimmer | **New Owner** | |
| (NAME) | (NAME) | |
| 202 S 17th St | **606 Skyview Drive** | 083-14-0-113.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | **Nashville, TN 37206** | |
| (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, **Rodger Lane Helms and Wendy Lynne Whittemore, Trustees of The Helms Whittemore Family Trust dated January 5, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Drimmer, a married man**, 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 the northerly 50 feet of Lot No. 59 on the Plan of the Lindsley Subdivision of the Chadwell Tract as of record in Plat Book 2, page 24, Chancery Court at Nashville.**

**Said part of Lot No. 59 fronts 50 feet on the westerly side of South 17th Street and runs back between parallel limes with the southerly margin of an alley 50 feet to dead line.**

**Being the same property conveyed to Rodger L. Helms and wife, Wendy Lynne Whittemore by Warranty Deed from Sterling Ventures, LLC of record in Instrument No. 20100222-0013394 Register's Office for Davidson County, Tennessee, dated February 18, 2010 and recorded on February 22, 2010.**

**Being the same property conveyed to Rodger Lane Helms and Wendy Lynne Whittemore, Co-Trustees of The Helms Whittemore Family Revocable Trust dated January 5th, 2022, by Quitclaim Deed from Rodger L. Helms and wife Wendy Lynne Whittemore, as tenants by the entirety, of record in Instrument No. 20220128-0010626 Register's Office for Davidson County, Tennessee, dated January 5, 2022 and recorded on January 28, 2022.**

**This is property more commonly known as 202 S 17th St, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of January, 2026.

The Helms Whittemore Family Trust dated January 5, 2022

By: _____
Rodger Lane Helms, Trustee

By: _____
Wendy Lynne Whittemore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Rodger Lane Helms and Wendy LynneWhittemore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Helms Whittemore Family Trust U/A/D January 5 2022, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 2nd day of January, 2026.

_____
Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **January 2, 2026**.

Date

Alli P

Affiant Signature

**1/5/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County