Warranty Deed

Karen Johnson Davidson County Batch# 316415 DEEDWARR 11/15/2019 01:06:30 PM 3 pgs Fees: $18.00 Taxes: $1,017.13 20191115-0118149	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $274,900.00. Affiant Subscribed and sworn to before me, this the ~~14th~~ 15th day of November, 2019. Notary Public My commission expires: OCT 2 0 2020

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

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:
Joseph Geis	New Owner	081-06-0-300.00
2111 23rd Avenue North		
Nashville, TN 37208		

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, **JONATHAN HAWKS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH GEIS, UNMARRIED MAN**, 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 situated in Davidson County, Tennessee, and being the easterly 150 feet of Lot No. 8 on the Map of Nashville Trust Company's Subdivision of the Fannie Wild Property, as of record in Book 3, Page 11, Chancery Court for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of 23rd Avenue, North, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Clarence B. Williams and wife, Annie Mary Williams by Warranty Deed from Robert A. Robinson and wife, Mildred Boyd Robinson of record in Book 2812, Page 633, Register's Office for Davidson County, Tennessee, dated November 05, 1958 and recorded on November 05, 1958.

The said Annie Mary Williams having died in 2002. Her Last Will and Testament being filed of record at Instrument Number 20070718-0085590 where she gave, devised and bequeathed the property to Michael Wayne Williams.

Being the same property conveyed to Josh Terry, Trustee of the 2111 23rd Ave Trust by Warranty Deed from Michael Wayne Williams, married of record in Instrument No. 20190531-0052062, Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 31, 2019.

The said Josh Terry having resigned as Trustee and the said Emmy Hendrick having been appointed Successor Trustee under The 2111 23rd Ave Trust.

Being the same property conveyed to Jonathan Hawks by Warranty Deed from Emmy Hendrick, Successor Trustee of The 2111 23rd Ave N Trust of record in Instrument No. 20190620-0059653, Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 2111 23rd Avenue North, Nashville, TN 37208, 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 14th day of November, 2019.

Jonathan Hawks

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 Jonathan Hawks, 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 14th day of November, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER