THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26610

Karen Johnson Davidson County
Batch# 318819 **DEEDWARR**
11/25/2019 09:22:25 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20191125-0121306

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Geeslin and Jana Geeslin	NEW OWNER	**04314007600**
212 Lanier Drive		**04314007700**
Madison, TN 37115		AND **04314007800**
(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, WE, **Joe Allen Pass and Don Ricky Pass, heirs-at-law of Oliver C. Pass, III, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Geeslin and wife, Jana Geeslin,**

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 Nos. 17, 18, and the north 32 feet of Lot No. 19, on the revised and corrected map of Bernice L. Dickerson's Subdivision (not of record), 11th District of said county and described according to a copy of a survey made January 27, 1933 by Erle Drake, County Surveyor, as follows:

BEGINNING at a point in the westerly margin of Lanier Drive, 18 feet north of the common corner of Lot Nos. 19 and 20, being 1 foot 4 inches north of the northeast corner of the property conveyed to James M. Agee and Mary Elizabeth O'Connor by Deed from Bernice L. Dickerson, Trustee, etc., of record in Book 1044, Page 208, Register's Office for said County; thence westerly parallel to the north line of the Agee and O'Connor Lot, 196.2 feet to a point; thence North 16 deg. 9 min. West, 132 feet to a point, the common corner of Lot Nos. 16 and 17; thence with the line between said lots, Easterly 200.7 feet to the westerly margin of Lanier Drive; thence with the west margin of said drive, Southerly 132 feet to the point of beginning.

Being the same property conveyed to Oliver C. Pass III and wife, Judy M. Pass by Warranty deed from Don Ricky Pass, unmarried, Oliver C. Pass, III, and Joe Allen Pass and wife, Jan Dunn of record in Book 11623, page 305, Register's Office for Davidson County, Tennessee, dated August 11, 1999 and recorded on August 17, 1999. The said Judy M. Pass has since died, leaving Oliver C. Pass, III, as the survivor of their tenancy-by-the entireties. The said Oliver C. Pass, III, has also since died, leaving Joe Allen Pass and Don Ricky Pass as his sole heirs-at-law. Reference is made to the Affidavit of Heirship recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **212 and 216 Lanier Drive, Madison, TN 37115 and UNIMPROVED** property known as **Map/Parcel 04314007700 Lanier Drive, Madison, TN 37115.**

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 our hands this the 14th day of November, 2019.

Joe Allen Pass

Don Ricky Pass by Joe Allen Pass Attorney-in-Fact

Don Ricky Pass by Joe Allen Pass, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe Allen Pass** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of November, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Joe Allen Pass,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Don Ricky Pass** and who acknowledged that he executed the same as the free act and deed of **Don Ricky Pass.**

Witness my hand and official seal this the 14th day of November, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public