WARRANTY DEED

Karen Johnson Davidson County
Batch# 459325 **DEEDWARR**
08/18/2020 02:08:11 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20200818-0092845

A-1242-20-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/6/24
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamal Geeter and Pauletta Geeter	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**052-12-0-074.00**
621 Canton Pass	**262 Robert Rose Dr, Suite 200**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, NOW KNOWN AS ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HAVING FORMERLY CHANGED IT'S NAME,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMAL GEETER AND PAULETTA GEETER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Schoolside Heights of record in Plat Book 3700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Phillips, an unmarried man by Warranty deed from Barbara D. Brake, an unmarried woman of record in Instrument No. 20150410-0031633 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 10, 2015.

Being the same property conveyed to 1242 Property Solutions, LLC, A Tennessee Limited Liability Company, by Warranty deed from Matthew Phillips, an unmarried man of record in Instrument No. 20200428-0044213 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on April 28, 2020.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3949, Page 401, and in instrument number 20200615-0060576 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Canton Pass, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 13th DAY OF AUGUST, 2020.

1242 Property Solutions, LLC

BY: _____
Ben Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BEN DUBOSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of 1242 PROPERTY SOLUTIONS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 13th of August, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212