Karen Johnson Davidson County
Batch# 473946 DEEDQC
09/11/2020 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200911-0103976

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
P.O. Box 331282
Nashville, Tennessee 37203
jhortonlaw@gmail.com

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
JOHN MICHAEL GEIST 4912 Buena Vista Pike Nashville, TN 37218	JOHN MICHAEL GEIST 4912 Buena Vista Pike Nashville, TN 37218	059-00-0 151.00

Pursuant to a Marital Dissolution Agreement executed by the grantor and grantee herein of record under Docket No.: 20D-647 in the Third Circuit Court for Davidson County Tennessee, I, **PAULA MIRACLE GEIST**, the grantor, do hereby quitclaim and convey unto **JOHN MICHAEL GEIST**, the grantee, his heirs and assigns, the following described tract or parcel of land in Davidson County, state of Tennessee, known as follows, to-wit

Certain real estate in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 22, 1967, as follows:

BEGINNING on the easterly margin of Buena Vista Pike at the northwest comer of the property conveyed to George A. Geist, of record in Book 2997, Page 611, Register's Office for said County; thence north 69 degrees east 652 feet to the center of Whites Creek; thence with the center of same, north 22 degrees 45' west 18 feet; thence north 35 degrees 15' west 215 feet, thence south 69 degrees west 592.6 feet to the easterly margin of Buena Vista Pike; thence with the same, south 19 degrees 30' east 225 feet to the beginning.

Included in the above description, but excluded therefrom, is the property conveyed to GEORGE A. GEIST and wife, ANN T. GEIST by deed from Patrick R. Singer and wife, Rita Catherine Geist Singer, of record in Book 6822, page 471, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Buena Vista Pike, said point being the southwest comer of that tract conveyed to Patrick R. Singer and wife, Rita Catherine Geist Singer, of record in Book 6554, Page 100, Register's Office for Davidson County, Tennessee. Thence with the easterly margin of Buena Vista Pike, north 10 degrees 30' west 40 feet to a point, thence leaving said Buena Vista Pike north 69 degrees east to a point in the rear line of that tract conveyed to Patrick R. Singer and wife, Rita Catherine Geist Singer, of record in Book 6554, Page 100, thence with said rear line south 35 degrees 15' east to a point, said point being 18 feet along said rear line from the southeast comer of said tract conveyed to Patrick R. Singer and wife, Rita Catherine Geist Singer, thence leaving said point south 22 degrees 45' east 18 feet to a point, said point being the southeast comer of said Singer tract and also being the northeast comer of that tract conveyed to George A. Geist and wife, Ann. T. Geist, of record in Book 4211, Page 761, Register's Office for Davidson County, Tennessee, thence with the common line between two said tracts south 69 degrees west 652 feet to the point of beginning. Said tract being a portion of that property conveyed to Patrick R. Singer and wife, Rita Catherine Geist Singer, of record in Book 6554, Page 100, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by George A. Geist and wife, Margaret Ann T. Geist, and John Michael Geist from George A. Geist and wife, Margaret Ann T. Geist and Anthony J. Geist of record in Book 8893, Page 745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from George A. Geist and wife, Margaret Ann T. Geist and John Michael Geist to John Michael Geist and wife, Paula Miracle Geist of record in Instrument No. 20011031-0118509 Register's Office of Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: **4912 Buena Vista Pike, Nashville, TN 37218**

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 9/8/20 Paula Miracle Geist

PAULA MIRACLE GEIST

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **PAULA MIRACLE GEIST**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 8 day of September 2020.

Sheliah Reid

NOTARY PUBLIC

My commission expires: 01-08-2024

SHELIAH REID STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Jan. 8, 2024

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer is $0.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 9/8/20 Paula Geist

PAULA MIRACLE GEIST

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **PAULA MIRACLE GEIST**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 8 day of September, 2020.

Sheliah Reid

NOTARY PUBLIC

My commission expires: 01-08-2024

SHELIAH REID STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Jan. 8, 2024

CERTIFICATE OF AUTHENTICITY

I, **John T. Horton, Esq**., do hereby make oath that I am a licensed attorney and 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.

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Andrew Lazo, a notary public for this county and state, JOHN T. HORTON, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/2/23

ANDREW LAZO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023