This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8894-DJ

Karen Johnson Davidson County
Batch# 483803 DEEDWARR
09/25/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $856.55
20200925-0110762

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $231,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2020.

Notary Public
My Commission Expires: 6-9-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa R. Page and Aylward W. Geier 4100 Sargasso Ct. Cincinnati, OH 45251	SAME AS NEW OWNER	086-10-0B-110.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Frances Wright, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa R. Page, unmarried and Aylward W. Geier, unmarried, as tenants in common with rights of survivorship.**, 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 Unit No. 110 on the Plan of Noel Cove Townhomes, as of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mary Frances Wright, a single person by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation, dated December 20, 2004, recorded January 3, 2005, of record in Instrument No. 20050103-0000064, Register's Office for Davidson County, Tennessee.

This is improved property located at: **110 Noel Cove Circle, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2020.

GRANTOR:

Mary Frances Wright

Mary Frances Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Frances Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

