20-CD-874

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 531762 DEEDWARR
12/14/2020 09:27:44 AM 3 pgs
Fees: $18.00 Taxes: $351.50

20201214-0146361

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Katie Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2020.

Susan L Jackson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-874

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Geeslin	Thomas Geeslin	053 09 0 A 007.00 CO
(NAME) 1420 East Cedar Lane	(NAME) 1008 Mystic Streams Dr	
(ADDRESS) Madison, TN 37115	(ADDRESS) Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Five Thousand And No/100 Dollars ($95,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOE A. PASS, TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF DON RICKEY PASS, AND JENNIFER LYNN GLASS AND ROBERT MICHAEL PASS, HEIRS AT LAW OF DON R. PASS, PER DAVIDSON COUNTY, TENNESSEE PROBATE COURT DOCKET NO. 20P744, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS 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:

Being Unit No. 1420, of the Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said unit.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 5625, page 1, amended in Book 6119, page 322, Book 10268, page 492, said Register's Office.

Being the same property conveyed to Don R. Pass, by Warranty Deed, from Carla R. Hutcherson Moore and husband, Michael R. Moore, dated December 1, 1993, recorded December 8, 1993, of record in Book 9180, page 478, Register's Office for Davidson County, Tennessee. The said Don R. Pass having since died testate on March 22, 2020. Property now vested Joe A. Pass, Trustee of the Testamentary Trust under the Last Will and Testament of Don Rickey Pass of record in Davidson County, Tennessee Probate Court Docket No. 20P744. See also Order Probating Last Will and Testament, Opening Estate for Full Administration, and Clarifying Beneficiaries in Davidson County Probate Court Docket No. 20P744.

unimproved ☐
This is improved ☑ property, known as 1420 East Cedar Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 11 day of December, 2020

Testamentary Trust under the Last Will and Testament of Don Rickey Pass

BY: Joe A. Pass, Trustee
Joe A. Pass
Trustee

Jennifer Lynn Glass

Robert Michael Pass

STATE OF TENNESSEE
COUNTY OF

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared Joe A. Pass, Trustee of the Testamentary Trust under the Last Will and Testament of Don Rickey Pass with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Testamentary Trust under the Last Will and Testament of Don Rickey Pass the within named bargainor, a Trust and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 11th day of December, 2020.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Susan L Jackson, a Notary Public of said county and state Jennifer Lynn Glass and Robert Michael Pass, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 11 day of December, 2020.

Notary Public
My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023