This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 595097 DEEDWARR
03/18/2021 10:49:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20210318-0035993

WARRANTY DEED

FOR AND IN 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, I, **TERESA ANN GELLER**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHM REAL ESTATE, INC and YENOMON GROUP, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 200, PHASE TWO, OAK HIGHLANDS, OF RECORD IN INSTRUMENT NUMBER 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO ELEANOR R GELLER, UNMARRIED, AND TERESA ANN GELLER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM ELEANOR R GELLER, UNMARRIED, AND KARA M MATNEY, DATED JUNE 24, 2016, OF RECORD IN INSTRUMENT NO 20160726-0076716, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ELEANOR R GELLER DIED MARCH 7, 2020, THEREBY VESTING HER INTEREST IN TERESA ANN GELLER, PURSUANT TO THE SURVIVORSHIP CLAUSE.

This is improved property, known as 5232 RIDGEFALLS WAY, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 5th day of March, 2021.

Teresa Ann Geller
TERESA ANN GELLER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TERESA ANN GELLER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 5th day of March, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
CHM REAL ESTATE, INC
YENOMON GROUP, LLC
410 STONE MEADOW RD
CLARKSVILLE, TN 37043

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
173 04 0A 200.00