Karen Johnson Davidson County
Batch# 654462 DEEDWARR
06/10/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210610-0078571

WARRANTY DEED

DEBORAH A. RAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Goodrum and Kay Goodrum	John Goodrum and Kay Goodrum	129-12-0-069.00
(NAME)	(NAME)	
249 Cargile Lane	249 Cargile Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, I/we Charles H. Geny Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Goodrum and Kay Goodrum, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 73, Section 1, Warner Park Valley, as shown on Plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer R. Geny and Elizabeth A. Geny and Charles H. Geny, Jr., as tenants in common with right of survivorship by Warranty Deed from Estate of Frank Gilbert Martin, dated 07/06/2016, of record in Instrument 201607130071890, and Affidavit of record in Instrument 201608040080743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Geny, Jr by Quit Claim Deed from Jennifer R. Geny and Elizabeth A. Geny, dated 10/26/2017 and recorded 12/28/2017, of record in Instrument 201712280131798, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1006 Percy Warner Boulevard, Nashville, TN 37205
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9th day of June, 2021.

Charles H. Geny Jr.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Geny Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2021.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, do hereby 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

