Karen Johnson Davidson County
Batch# 702803 DEEDWARR
08/23/2021 10:51:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210823-0113455

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The RLGOHTN Trust 113 Cherry Branch Lane Old Hickory, TN 37138	Same	054 14 0 099.00

KNOW ALL MEN BY THESE PRESENTS that I, **RICHARD L. GEYER**, hereinafter "Grantor", hereby transfer and convey unto the **TRUSTEE OF THE RLGOHTN TRUST u/t/a dated May 24, 2021**, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all Lot No. 298 on the Plan of Brandywine Farms, Section 17, as shown on the plat of the same record in Book 4860, Page 70, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Said Lot No. 298, fronts 141.5 feet on the northerly side of Cherry Branch Lane and extends back 383.2 feet on the westerly line and 374.5 feet on the easterly line to a line in the rear on which it measures 88.9 feet.
>
> Being the same property conveyed to Richard L. Geyer, by Quitclaim Deed from Susan Lorette Geyer, of record in Instrument No. 20210615-0080643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as they may affect the property.

This improved property is known as 113 Cherry Branch Lane, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year

and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 17 day of August, 2021.

GRANTOR:

RICHARD L. GEYER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared RICHARD L. GEYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of August, 2021.

Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

My Commission Expires: 10/02/2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.