Karen Johnson Davidson County
Batch# 749609 DEEDWARR
11/04/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20211104-0147660

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on 10/29/21.

NOTARY PUBLIC

My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles H. Geny, Jr. 6433 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNER	103 08 0B 414.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Pellman Barry Lomas, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Charles H. Geny, Jr., hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee. being Unit No. 414 "Building C" on the plan of Parklane Condominiums Phase IV as shown as "Exhibit B" to the Master Deed, of record in Book 7646, page 264, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> BEING the same property conveyed to Pellman Barry Lomas, a single person, by Warranty Deed from Cheri J. Hicks now known as Cheri J. Haselden, recorded April 26, 1997, of record in Book 9323, page 446, Register's Office from Davidson County. Tennessee.
>
> This is improved property known as 414 Sloan Rd, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness my hand this 10/29/21.

Pellman Barry Lomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/29/21, before me personally appeared Pellman Barry Lomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/29/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-29-2021.

Brenda Shelby
Affiant
Date: 10-29-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 1st day of November, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024