Karen Johnson Davidson County
Batch# 749812 DEEDWARR
11/05/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20211105-0147961

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF **OCTOBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: ~~MAY 2, 2022~~ 7/9/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN NELSON	New Owner	**053-09-0A-007.00-CO**
(NAME) **1420 EAST CEDAR LANE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS GEESLIN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **STEVEN NELSON,** _____, HEREINAFTER CALLED THE GRANTEE, HIS 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 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, and Book 10268, Page 492, said Register's Office.

Being the same property conveyed to Thomas Geeslin from 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, by deed dated December 11, 2020, of record in Instrument No. 20201214-0146361 and Scrivener's Affidavit of record in Instrument No. 20210107-0003208, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Book 5200, Page 262; Master Deed Establishing the Horizontal Property Regime of Neely's Bend Villas, of record in Book 5625, Page 1, amended in Book 6119, Page 322, and Book 10268, Page 492; Charter of record in Book 6081, Page 879; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(**X**) property, known as **1420 EAST CEDAR LANE, MADISON, TN 37115**
(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 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.

Witness my hand this 26 day of October, 2021.

THOMAS GEESLIN

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 **Thomas Geeslin**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2021.

My Commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10-28-21.

Affiant Signature

11/1/21

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY