WARRANTY DEED

Karen Johnson Davidson County
Batch# 761562 DEEDWARR
11/29/2021 11:07:15 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20211129-0157011

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 21-11-0127-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Geoff Allen and Stacy Allen	Primary Residential Mtg	011-00-0-148.00
(NAME)	(NAME)	
2808 Greer Road	1480 North 2000 West	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JASON D. SCHUSTER AND SARA M. SCHUSTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEOFFREY JON ALLEN AND STACY LYNN ALLEN, HUSBAND AND WIFE AS JOINT TENANTS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to an unrecorded survey dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, being more particularly described as follows, to-wit:

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Beginning at an iron pin in the southerly margin of Greer Road, a corner to the property conveyed to Charles Furlow by Deed of record in Book 10615, page 864, Register's Office for Davidson County, Tennessee, Map 11, Parcel 161, TAODCT; thence with said margin of Greer Road on a curve to the left having a length of 60.00 feet to an iron pin marking the corner of the property conveyed to Brenda Scribbens by Deed of record in Book 10927, page 789, Register's Office for Davidson County, Tennessee, Map 11, Parcel 175, TAODCT, thence with the line of Scribbens, North 85°46'37" East 502.62 feet to an iron pin; thence South 24°13'23" East 948.15 feet to an iron pin; thence South 85°46'37" West 812.15 feet to an iron pin in the line of Furlow; thence with the line of Furlow, North 00°09'02" West 785.43 feet to an iron pin; thence continuing with the line of Furlow, North 60°03'29" West 152.46 feet to the point of beginning, containing 12.827 acres, more or less.

BEING the same property conveyed to Sara M. Schuster and Jason D. Schuster, wife and husband, by Warranty Deed from Leslee D. Minnich, unmarried, dated 5/2/2018 and recorded 5/4/2018 in Instrument No. 20180504-0042734, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2808 Greer Road, Goodlettsville, TN 37072
(House No.) (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 our hands this 23RD day of NOVEMBER, 2021.

Jason D Schuster, by Sara M Schuster, as Attorney-in-fact
Jason D. Schuster, by Sara M. Schuster, as Attorney-in-fact

Sara M. Schuster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Sara M. Schuster, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Jason D. Schuster, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jason D. Schuster, the bargainor, by the said Sara M. Schuster, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of November 2021.

NOTARY PUBLIC: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2021, before me, the undersigned, personally appeared Sara M. Schuster, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.