Karen Johnson Davidson County
Batch# 830104 DEEDWARR
03/28/2022 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220328-0035751

WHEN RECOREDED MAIL TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

WARRANTY DEED RE 242 915

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANIEL JEAN GEOFFRION CYNTHIA KELLY GEOFFRION	DANIEL JEAN GEOFFRION AND CYNTHIA KELLY GEOFFRION	171-08-0A-024-00
413 OVERALL DR BRENTWOOD, TN 37027	413 OVERALL DR BRENTWOOD, TN 37027	

For good consideration, I (We) **DANNY GEOFFRION, ALSO KNOWN AS DANIEL JEAN GEOFFRION AND WIFE, KELLY I. GEOFFRION, ALSO KNOWN AS CYNTHIA KELLY GEOFFRION** whose mailing address is 413 OVERALL DR, BRENTWOOD, TN 37027, hereby bargain, deed and convey to **DANIEL JEAN GEOFFRION AND CYNTHIA KELLY GEOFFRION** whose mailing address is 413 OVERALL DR, BRENTWOOD, TN 37027, the following described land in WILLIAMSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Page 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO DANNY GEOFFRION AND KELLY I. GEOFFRION TO BY A DEED DATED 01/19/1990 AND RECORDED 01/23/1990, IN BOOK 8030 AND PAGE 234, IN THE COUNTY CLERK'S OFFICE WILLIAMSON IN THE STATE OF TENNESSEE.

APN: 171-08-0A-024-00

Property Address: 413 OVERALL DR, BRENTWOOD, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 7th day of March 2022

DANNY GEOFFRION, AKA DANIEL JEAN GEOFFRION

Kelly I. Geoffrion / Cynthia Kelly Geoffrion

KELLY I. GEOFFRION, AKA CYNTHIA KELLY GEOFFRION

STATE OF Tennessee)
COUNTY OF Davidson) SS.

On this 7th day of March 2022, before me personally appeared **DANNY GEOFFRION, AKA DANIEL JEAN GEOFFRION AND KELLY I. GEOFFRION, AKA CYNTHIA KELLY GEOFFRION**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

Tamika M. White

Notary Public
My Commission Expires: 3/6/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of March, 20 22.

Notary Public
My Commission Expires: 3/6/2024

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

Name and address for person(s) responsible for taxes:
DANIEL JEAN GEOFFRION AND CYNTHIA KELLY GEOFFRION
413 OVERALL DR.
BRENTWOOD, TN 37027

Name and Address of property owner:
DANIEL JEAN GEOFFRION AND CYNTHIA KELLY GEOFFRION
413 OVERALL DR.
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Julian Neal, 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 true and exact copy of the original document executed and authenticated according to law on 03/07/2022 (date of document).

Affiant Signature

03/11/2022
Date

State of CA

County of Los Angeles

Sworn to and subscribed before me this 11 day of MARCH, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/2025

NOTARY'S SEAL

ROSELYN WOODWARD
COMM. #2358082
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2025

NRO1 NRO1

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