This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18044-TC

Karen Johnson Davidson County
Batch# 890129 DEEDWARR
07/18/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $5,035.70
20220718-0081935

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,361,000.00.

Affiant

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 15th day of July, 2022.

Notary Public
My Commission Expires: 9.2.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Geiger 2820 West Kirkwood Avenue Nashville, TN 37204	New Owner	118-02-3S-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jody Beaverson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark Geiger**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2818 West Kirkwood, a Horizontal Property Regime, of record in Instrument No. 20190410-0032869, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jody Beaverson, an unmarried woman by Warranty Deed from Build Nashville DB2, LLC, a Tennessee limited liability company of record as (book) 11565 / (page) 927 (instrument) 20191030-0111398 in the Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 30. 2019.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2022.

GRANTOR:

Jody Beaverson

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jody Beaverson, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2022.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

Vladimir Gonzalez
Notary Public
My Commission expires: Feb. 24. 2024

Tennessee Certification of Electronic Document

I, Sarah C. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-14-2022.

Affiant Signature

7-14-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of July, 2022

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

