Karen Johnson Davidson County
Batch# 901484 DEEDWARR
08/10/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20220810-0090993

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Cody Stewart	Studio Bank	117-08-0-058.00
(NAME)	(NAME)	
1713 Gale Lane	124 12th Avenue S., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Charles H. Geny Sr., a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Patrick Cody Stewart, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot Nos. 24 and 25 on the Plan of Changed Plan of the subdivision of Lot Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1 of record in Plat Book 547, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 24 & 25 adjoin and front together on the Southwesterly margin of Gale Lane and extend back 100 feet, more or less, on the Northwesterly line and 107.2 feet, more or less, on the Southeasterly line to a deal line in the rear, measuring 45.6 feet thereon.

Being the same property conveyed to Charles H. Geny, Sr., a married man by Warranty Deed from Jessica A. Sansom and David Sansom, wife and husband, dated 06/17/2022 and recorded 06/28/2022, of record in Instrument 202206280073924, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1713 Gale Lane, Nashville, TN 37212

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of August, 2022.

Charles H. Geny Sr.

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 Charles H. Geny Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of August, 2022.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202208100090993

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 8-10-2022.

Brenda Shelby
Affiant
Date: 8-1-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10th day of August, 2022.

Notary Public

My Commission Expires: _____

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