Karen Johnson Davidson County
Batch# 906844 DEEDWARR
08/24/2022 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $4,921.00
20220824-0095346

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37296-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,330,000.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Chris Geer, Ashley Geer 3732 Central Avenue Nashville, TN 37205	**Send Tax Bills To:** Chris Geer, Ashley Geer 3732 Central Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 10409002600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drew Norman Sloan and wife, Catherine Tracy Sloan**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chris Geer and Ashley Geer, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3732 Central Avenue, Nashville, TN 37205.

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

And Grantors covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of August, 2022.

Drew Norman Sloan

Catherine Tracy Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew Norman Sloan and Catherine Tracy Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot 224 and the easterly 10 feet of Lot 223 on the Plan of Richland Realty Company's Second Subdivision, Division B, of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts together 50 feet on the northwesterly margin of Central Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Drew Norman Sloan and wife, Catherine Tracy Sloan, by deed dated September 10, 2010 from Anne B. Livingston f/k/a Anne L. Bannister and husband, William W. Livingston of record in Instrument No. 20100921-0074974, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 332, Page 92, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20130206-0012380, Register's Office for Davidson County, Tennessee.
4. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. 096-179 in the Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/23/22

GEORGE E. MUDTER, JR.
Dated 8/23/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/23/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

