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. 37314-08-2022** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, w' transfer is: $800,000.00. Affiant Subscribed and sworn to before me th[illegible] day of September, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 920440 DEEDWARR
09/22/2022 11:03:32 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220922-0105391

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Scott Crawford Standard, Jr., Katherine Faris 2722 Sharondale Court Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11703007600

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, **Christopher J. Geer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Crawford Standard, Jr. and Katherine Faris, husband and wife** ("Grantees"), their 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 2722 Sharondale Court, Nashville, TN 37215.

Ashley Geer, spouse of Grantor, joins in the execution of this instrument to convey any marital interest that she holds in the subject property.

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

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantor has executed this instrument on the 20th day of September, 2022.

Christopher J. Geer

Ashley Geer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Geer and Ashley Geer 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 20th day of September, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillsboro Circle, of record in Book 1130, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee, by deed from Ruth J. Walton, of record in Book 4741, page 782, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said south right of way eastwardly 1526.1 feet from the east margin of Woodlawn Drive; thence along the said south right of way south 74 degrees, 30 minutes east 81.5 feet to a point; thence south 19 degrees 24 minutes east 43.3 feet to a point; thence north 79 degrees 12 minutes west 106.0 feet to a point; thence north 15 degrees 09 minutes east 43.5 feet to the point of beginning.

Together with the use of the shared driveway of record in Book 7178, page 438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher J. Geer, an unmarried individual, by deed dated January 2, 2015 from Angeline N. Perkins and husband, Jeffrey A. Perkins, of record in Instrument No. 20150105-0000492, Register's Office for Davidson County, Tennessee. Christopher J. Geer having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11703007600.
2. All matters appearing on the Plan of record as Book 1130, page 15, Register's Office for Davidson County, Tennessee.
3. Easements contained in the Deed to The State of Tennessee of record in Book 4741, page 782, Register's Office for Davidson County, Tennessee.
4. Shared Driveway Agreement of record in Book 7178, page 438, Register's Office for Davidson County, Tennessee.