WARRANTY DEED

Karen Johnson Davidson County
Batch# 924877 DEEDWARR
10/04/2022 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $2,586.30
20221004-0109169

State of Tennessee
County of ~~Williamson~~ 06 Montgomery

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Sworn to and subscribed before me on this 29th day of September, 2022.

Notary Public

My Commission Expires: 11/19/2025

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul T. Madden and Anna Flouras 82 Riverpoint Pass Nashville, TN 37214	New owner	096 01 0 A 030.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald R. Geddes, being one and the same as Donald Robert Geddes, and wife, Rosemary Geddes, (hereinafter called "Grantors"),**

have bargained and sold, and by these presents do transfer and convey unto **Paul T. Madden and Anna Flouras, husband and wife, as tenants by the entirety, (hereinafter called "Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 5 on the plan of Resubdivision Lots #4 and #5, RiverPoint, Section Two, and being of record in Plat Book 8250, Page 618, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donald R. Geddes and wife, Rosemary Geddes by Deed dated December 10, 1992 from HM Properties, Inc. and being of record in Book 8815, Page 476, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes are a lien but are not yet due and payable. Said taxes will be the sole responsibility of the Grantees for payment there when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Declaration of Covenants, Restrictions and Easements of record in Book 6283, Page 630 and as amended in Book 6571, Page 574 and Book 8675, Page 599, said Register's Office.
4. Restrictive Covenants of record in Book 6044, page 545 and Book 7292, Page 985, said Register's Office.
5. Quitclaim Deed to Riverpoint homeowners association of record in Book 6283, Page 650, corrected in Book 8675, Page 617 and re-recorded in Book 8699, Page 932, said Register's Office.
6. Charter of Riverpoint homeowners association of record in Book 6252, Page 130, said Register's Office.
7. Easements as conveyed to Metropolitan Government for sanitary sewers and/or storm drainage of record in Book 4806, Page 513 and Book 5580, Page 124, said Register's Office.
8. Deed of Conveyance to Metropolitan Government for sanitary sewers of record in Book 6422, Page 25, Book 6422, Page 30 and Book 6422, Page 35, said Register's Office.
9. Any and all notes and matters on the Plat of record in Plat Book 5200, Page 749, Plat Book 7900, Page 641, Replatting Agreement in Book 8887, Page 778 and Replat in Plat Book 8250, Page 618, said Register's Office.

This property is known as improved property located at 82 Riverpoint Pass, Nashville, TN 37214.

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 Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and assigns, 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. 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.

Executed on this 29th day of September, 2022.

Donald R. Geddes

Rosemary Geddes

By: Donald R. Geddes
Donald Robert Geddes
Attorney in Fact pursuant to POA of
Record in Instrument # 202210040109168,
Register's Office of Davidson County, TN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Donald R. Geddes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on September 29, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Donald Robert Geddes, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Rosemary Geddes, and further acknowledged that he executed same as the free act and deed of Rosemary Geddes.

Witness my hand on this 29th day of September, 2022.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

I, Donald Robert Geddes, being first duly sworn and having executed the above instrument as attorney-in-fact for Rosemary Geddes, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand on this 29th day of September, 2022.

X _____
Donald Robert Geddes
Attorney in Fact

Sworn to and subscribed before me on this 29th day of September, 2022.

_____
Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/29/2022.

Affiant Signature

10/3/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/3/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON