Karen Johnson Davidson County
Batch# 969657 DEEDWARR
02/13/2023 09:07:06 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20230213-0010178

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $250,000.00 Affiant Subscribed and sworn to before me This 8th day of February, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Rikhsitilla Rakhmnov 5049 Edmondson Pike Nashville, TN 37211	**New Owner**	**147 10 0 072.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cynthia L. Webb, Executrix of The Estate of Dorothea Dean Geiger** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Rikhsitilla Rakhmanov, unmarried** (the "Grantee"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, Page 16, Register's Office for said County.

Said Lot fronts 103 feet on the westerly side of Edmondson Pike and runs back 133.8 feet on the northerly line and 137.4 feet on the southerly line, to a line in the rear, which is a broken line, on which is measures 121.5 feet.

Included in the above description, but EXPRESSLY EXCLUDED from the conveyance is a tract of land conveyed by deed of record in Book 7153, Page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chas. A. Geiger, Jr., a/k/a Charles A. Geiger, Jr. and wife, Dorothea D. Geiger, by Warranty Deed from Craddock H. King, unmarried, of record in Book 3644, Page 157, said Register's Office for Davidson County, Tennessee.

Chas. A. Geiger, Jr. died on August 25, 1990, and interest vested in Dorothea D. Geiger as the sole surviving tenant by the entirety.

Dorothea D. Geiger died on June 13, 2013. The Last Will and Testament of Dorothea Dean Geiger, of record in case number 22P723, was probated in the Seventh Circuit Court Probate Division, for Davidson County, Tennessee, naming Cynthia L. Webb Executrix on July 14th, 2022.

This real property is commonly known as 5049 Edmondson Pike, Nashville, Tennessee 37211.

This is the same legal description found in the last deed of record.

Susan G. Snuggs, and Cynthia L. Webb join this conveyance to convey any and all interest they may have in the above referenced real property, as the sole heirs at law of Dorothea Dean Geiger.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Subject to all matters on Plat Book 3300, Page 16, said Register's Office.
3. Temporary Easement of record in Book 7153, Page 541, said Register's Office.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, as Executrix of The Estate of Dorothea D. Geiger, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 8th day of February, 2023.

Grantor: The Estate of Dorothea Dean Geiger

Cynthia L. Webb as Executrix of the Estate of Dorothea Dean Geiger
Cynthia L. Webb, as Executrix of The Estate of Dorothea Dean Geiger

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Cynthia L. Webb, Executrix of The Estate of Dorothea Dean Geiger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix for The Estate of Dorothea Dean Geiger**, and as such **Executrix** acknowledged that she, as such **Executrix,** is authorized to execute the foregoing instrument on behalf of **The Estate of Dorothea Dean Geiger,** the within named bargainor, and that she as such **Executrix,** executed the foregoing instrument for the purpose therein contained, by signing the name **Cynthia L. Webb, as Executrix of The Estate of Dorothea Dean Geiger.**

WITNESS my hand and official seal or stamp, this 8th day of February, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Grantor: Susan G. Snuggs, Devisee

Susan G. Snuggs by Cynthia L. Webb as Attorney-in-Fact
Susan G. Snuggs by Cynthia L. Webb as Attorney-in-Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Cynthia L. Webb, Attorney-in-Fact for Susan G. Snuggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Attorney-in-Fact for Susan G. Snuggs**, and as such **Attorney-in-Fact** acknowledged that she, as such **Attorney-in-Fact,** is authorized to execute the foregoing instrument on behalf of **Susan G. Snuggs,** the within named bargainor, and that she as such **Attorney-in-Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Susan G. Snuggs by Cynthia L. Webb as Attorney-in-Fact.**

WITNESS my hand and official seal or stamp, this 8th day of February, 2023.

William Altus Pryor
Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Grantor:

Cynthia L. Webb
Cynthia L. Webb, Devisee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 8th day of February, in the year 2023, before me the undersigned, personally appeared Cynthia L. Webb, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 8th day of February, 2023.

William Altus Pryor
Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026