Karen Johnson Davidson County
Batch# 972002 DEEDWARR
02/17/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230217-0011818

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 $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

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
CHG 2020 Irrevocable Trust UAD 12/7/2020	CHG 2020 Irrevocable Trust UAD 12/7/2020	115-14-0-064
(NAME) 7347 Charlotte Pike	(NAME) 7347 Charlotte Pike	
(ADDRESS) Nashville, TN 37209-5011	(ADDRESS) Nashville, TN 37209-5011	
(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 Henry Geny Jr., and wife, Julia Geny, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Flynn Doyle, Trustee of CHG 2020 Irrevocable Trust UAD 12/7/2020, 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 Lot No. 739, on the Plan of West Meade Farms Inc., Section VII, as shown on plat of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Henry Geny, Jr., an unmarried man by Warranty Deed from Gregory S. Pohl and Daniel Bray, a married couple, as joint tenants with right of survivorship, dated 06/05/2020, of record in Instrument No. 20200616-0061668, Register's Office for Davidson County, Tennessee. Julia Geny, wife of Charles H. Geny, Jr., joins in this conveyance for the purpose of conveying her marital interest, if any.

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 ☒ 6433 Bresslyn Road, Nashville, TN 37205
(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 17th day of February, 2023.

Charles Henry Geny Jr.

Julia Geny

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 Henry Geny Jr., and wife, Julia Geny, 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 17th day of February, 2023.

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

Notary Public:
My Commission Expires:

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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand 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 2-17-23.

Affiant

Date: 2-17-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 17th day of February, 2023

Notary Public

My Commission Expires: _____

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