Karen Johnson Davidson County
Batch# 975072 DEEDWARR
02/28/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230228-0014236

MARY KATHLEEN PRESLEY
Notary Public - State of Florida
Commission # HH 47130
My Comm. Expires Oct 11, 2024
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ ESCAMBIA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 27 day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 10-11-2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Geny, Sr.	New Owner	155-16-0-026-00
(NAME) 7347 Charlotte Pike	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ESTATE OF NELDA JOYCE LUSK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES H. GENY, SR.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the map of the subdivision of the J.C. Satterfield Farm, as of record in Book 421, Page 135, Register's Office for said County, and described according to a copy of a survey thereof, made by Ralph W.C. Lambert, Surveyor on May 27, 1956, as follows: Beginning at an iron pin on the easterly margin of Harding Road or Highway 100, said pin being 880 feet north of an iron pin at the common corner of Lots Nos. 3 and 4; thence south 63 deg. 40' east 668 feet to an iron pin; thence north 33 deg. 30' east 200 feet to an iron pin; thence north 63 deg. 35' west 660 feet to an iron pin on the easterly margin of Harding Road; thence with the margin of the same, south 35 deg. 30' west 200 feet to the beginning.

Being the same property conveyed to James L. Lusk and wife, Nelda J. Lusk by Deed dated June 5, 1990 from Mark E. Jirikovec and wife, Johanna Jirikovec, recorded June 8, 1990, in Book 8127, Page 535, in the Official Records of Davidson County, Tennessee. The said James L. Lusk having predeceased Nelda J. Lusk, vesting the subject property in Nelda J. Lusk as the sole surviving spouse. Nelda J. Lusk aka Nelda Joyce Lusk having since died on August 5, 2022. The said Tom Stubblefield being the sole heir and Administrator of the Estate of Nelda J. Lusk in Davidson County, Tennessee Probate Court Docket 22P1600 and selling pursuant to Court Order.

LT&E File #19932

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: **5082 Moss Road, Nashville, TN 37221**

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 we do covenant with the said GRANTEES 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 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

Witness my/our hand(s) this 27 day of February, 2023

Estate of Nelda Joyce Lusk

By: _____
Tom Stubblefield, Administrator

BY: _____
Tom Stubblefield, Individually

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Tom Stubblefield**, the bargainor(s), 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 acting as Individual and Administrator of **The Estate of Nelda Joyce Lusk**, with the authority to transfer and convey by themselves as Individual and Administrator under the said **The Estate of Nelda Joyce Lusk.**

Witness my hand, at office, this 27 day of February, 2023.

_____
Notary Signature
My commission expires: 10-11-2024

MARY KATHLEEN PRESLEY
Notary Public - State of Florida
Commission # HH 47130
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LT&E File #19932

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby 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 2-27-2023.

Brenda Shelby
Affiant
Date: 2-28-2023

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 28 day of February, 2023

Notary Public

My Commission Expires: _____

