WARRANTY DEED

Karen Johnson Davidson County
Batch# 977095 DEEDWARR
03/06/2023 09:29:51 AM 2 pgs
Fees: $13.00 Taxes: $4,107.00
20230306-0015674

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Peter Geisinger and Jasmine Marie Geisinger	CMG Mortgage Inc. dba CMG Home Loans	
(NAME) 624 Farrell Parkway	(NAME) 3160 Crow Canyon Rd, Suite 400	146 07 0B 001.00 CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) San Ramon, CA 94583	
(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, I, **KEVIN MONTGOMERY, TRUSTEE OF THE 624 FARRELL PKWY TRUST, U/A/D MARCH 16, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN PETER GEISINGER AND JASMINE MARIE GEISINGER, HUSBAND AND WIFE,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at Farrell and Stillwood, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Farrell and Stillwood, a Horizontal Property Regime, of record in Instrument Number 20220330-0037101, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to William Kenneth Wife, married, by Warranty Deed from Lois Emily Jordan Noel, married, dated December 23, 2020, of record in Instrument No. 20201229-0154021, Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021, by QuitClaim Deed from William Kenneth Wade, of record in Instrument No. 20210322-0037608, Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021, of record in Instrument No. 20220520-0058611, Register's Office for Davidson County, Tennessee, dated May 18, 2022.

Also being the same property conveyed to Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, U/A/D March 16, 2021, by Quitclaim Deed from City Limited Construction, LLC, a Tennessee limited liability company, dated August 11, 2022, of record in Instrument No. 20220812-0092001, Register's Office for Davidson County,Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 624 Farrell Parkway, Nashville, TN 37220
(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 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 hand this 1 day of March, 2023

KEVIN MONTGOMERY, TRUSTEE OF THE 624 FARRELL PKWY TRUST U/A/D MARCH 16,2021

BY: _____

KEVIN MONTGOMERY, TRUSTEE

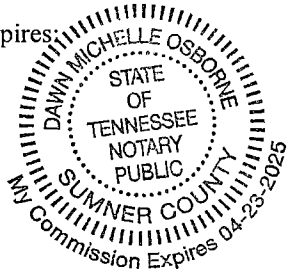
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 624 Farrell Pkwy Trust U/A/D March 16,2021, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 1 day of March, 2023.

Commission expires:



Notary Public