WARRANTY DEED

Karen Johnson Davidson County
Batch# 988200 DEEDWARR
04/04/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230404-0024545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2023030047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Geneva Circle Investments, LLC	Same as New Owner	
(NAME) 1720 West End Ave, Suite 300	(NAME)	104-06-0A-077.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOWARD C. GENTRY, UNMARRIED AND CAROL G. JOHNSON,UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENEVA CIRCLE INVESTMENTS, LLC,** 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:

Land in Davidson County, Tennessee, being Lot(s) 802, as shown on the map entitled the Plan of Continental Condominium, of record in Plat Book 5200, page 399, amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARRIE M. GENTRY, A WIDOW, by deed from JUDY EARLE WARD, of record as Instrument No. 20000809-0079081, dated August 8, 2000, said Register's Office.

CARRIE M. GENTRY having since died intestate on or about December 14, 2019, leaving Carol G. Johnson and Howard C. Gentry as the only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20220830-0097910, dated August 29, 0222, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3415 West End Ave, Unit 802, Nashville, TN 37203
(House No.) (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.

Executed by my hand this this the 31st of March, 2023.

Howard C. Gentry

Carol G. Johnson

STATE OF Tennessee

County OF Davidson

Before me, Chukwudi Echetebu a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Howard C. Gentry and Carol G. Johnson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 3-3-23

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 3-31-2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 3-31-2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

