Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1473

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 995852 DEEDWARR
04/25/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230425-0030291

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Geist 3201 Lumberjack Road Nashville, TN 37214	First Horizon Bank, its successors and/or assigns 165 Madison Avenue Memphis, TN 38101	108 08 0 065.00

WARRANTY DEED

FOR AND IN 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/WE,

Lauren G. Linde, Trustee of Lauren G. Linde Living Trust dated April 15, 2009

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Geist, an unmarried man

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:

Being Lot No. 223 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, Pages 57, 58 and 59, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed by Warranty Deed from Brandon Neil Spain, married, to Lauren G. Linde, Trustee of the Lauren F. Linde Living Trust, dated April 15, 2009, recorded May 2, 2013, as Instrument No. 20130502-0044172 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $114,000.00, as referenced in Scrivener's Affidavit recorded February 02, 2021, as Instrument No. 20210202-0015049 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3201 Lumberjack Road, Nashville, TN 37214

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 so 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.

Dated this the 20th day of April, 2023.

Lauren G. Linde Living Trust dated April 15, 2009

By: _____
Lauren G. Linde, Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this ~~21st~~ 20th day of April, 2023, before me personally appeared Lauren G. Linde, Trustee of Lauren G. Linde Living Trust dated April 15, 2009, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~21st~~ 20th day of April, 2023.

_____
Notary Signature Thien H. Dowling
My commission expires: 10/21/2026

THIEN H. DOWLING
Notary Public - California
Los Angeles County
Commission # 2418797
My Comm. Expires Oct 21, 2026

Certificate of Authenticity

I, Joshua A. Terry, do hereby make 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 4/20/2023.

Affiant Signature

4/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/24/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23