Karen Johnson Davidson County
Batch# 1014998 DEEDWARR
06/14/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $823.44
20230614-0045390

WARRANTY DEED

PAM S. ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 5 20 25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Baker	New Owner	04301014900
(NAME)	(NAME)	
PO Box 834		
(ADDRESS)	(ADDRESS)	
Pleasant View, TN 37146		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia G. Cordell, now Geasley, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Baker, 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 No. 2 on the Plan of Oakwood Subdivision of record in Book 5210, Page 149, said Register's Office.

Said Lot No. 2 fronts 90.0 feet on the northerly side of Sylvia Drive and runs back 100.97 feet on the westerly line and 100.97 feet on the easterly line to a line in the rear which measures 90.0 feet thereon.

Being the same property conveyed to Patricia G. Cordell, unmarried, by deed from George W. Jones, Jr. and wife, Margaret E. Jones of record in Book 5728, Page 521, Register's Office, Davidson County, Tennessee. The said Patricia G. Cordell and Patricia Geasley are one and the same person.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 5210, Page 149, Register's Office, Robertson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1217 Sylvia Drive, Madison, TN 37115
(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.

202306140045390

Witness my hand this 12th day of June, 2023.

Patricia G. Cordell Geasley

Patricia G. Cordell Geasley

STATE OF TENNESSEE

COUNTY OF ~~Robertson~~ Cheatham

On this 12th day of June, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia G. Cordell Geasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5.21.25

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202306140045390

Certificate of Authenticity

I, Pam Atchley, 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 6·12-23.

Date

Affiant Signature

6·12·23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

My Commission Expires: 2-24-24

Date

Notary's Seal (if on paper)

