Karen Johnson Davidson County
Batch# 1026290 DEEDWARR
07/14/2023 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20230714-0054026

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16032-BW

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.27.2026

(AFFIX SEAL)

REBECCA L. TRUMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY MY COMMISSION EXPIRES JANUARY 27, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Lee Geisler	~~New Owner~~ Fairway Independent Mortgage Corp.	
7199 Harper Rd	4201 Marsh Lane	014-00-0-125-00
Joelton, TN 37080-8795	Carrollton, TX 75007	
(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, **Tracy W. Black and Donald Neal Black, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin Lee Geisler, a single woman**

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

BEGINNING at an iron pin in the westerly margin of Harper Road, said point being north 2 deg. east 891 feet from the northeast corner of a tract of 50.46 acres conveyed by G. W. Bracy to Eunice Douglas, being the northeast corner of the tract herein conveyed; thence with the westerly margin of Harper Road south 2 deg. west 172.3 feet to an iron pin; thence north 88 deg. west 1264 feet to an iron pin; thence north 2 deg. east 172.3 feet to an iron pin; thence south 88 deg. east 1264 feet to the point of beginning, containing 5 acres, more or less, according to the survey of Wayne E. Cooper, Sr., certificate number 17, made on March 27, 1971.

BEING the same property conveyed to Billy R. Walker and Pansy Walker, the survivor and assigns, as tenants by the entireties, by Deed from Verner C. Bracy and wife, Mildred Bracy, dated April 16, 1971 and recorded April 19, 1971 at 9:15 AM of record in Book 4494, Page 254, as re-recorded in Book 4559, Page 407, in the Register's Office for Davidson County, Tennessee.

Billy Ray Walker died January 16, 1984, leaving Pansy Walker vested with the entire fee simple title as the surviving tenant by the entirety.

Pansy McGregor Walker died January 13, 2015, survived by her children, Rhonda W. Harrison, Tracy W. Black and Leslie W. Mader, her sole heirs at law.

Affidavit of Heirship states that property was then vested in Rhonda W. Harrison, Tracy W. Black and Leslie W. Mader, recorded March 12, 2015 in Instrument #20150312-0021367, as corrected by Instrument #20150611-0055525, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy W. Black and Donald Neal Black, husband and wife by Quitclaim deed from Rhonda W. Harrison, Tracy W. Black and Leslie W. Mader of record in Instrument No. 20150730-00074977 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 30, 2015.

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 is __ unimproved _X_ improved property known as **7199 Harper Rd, Joelton, TN 37080-8795**

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 our hands this the 7th day of July, 2023.

Tracy W. Black

Tracy W. Black

Donald N. Black

Donald Neal Black

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracy W. Black,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Neal Black,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Taira Massey, 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 07/07/ 2023.

Date

Taira Massey

Affiant Signature

07/13/2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 13 day of JULY, 2023.

Notary's Signature

My Commission Expires: 04.18.2026

Date

Notary's Seal (if on paper)

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202307140054026