Karen Johnson Davidson County
Batch# 1093127 DEEDWARR
01/24/2024 07:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240124-0004462

WARRANTY DEED

JM-TAG-23-128X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/1/25 (AFFIX SEAL)

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Short and Benjamin Damron	**NEW OWNER**	
(NAME)	(NAME)	**042-15-0-031.00**
128 West Marthona Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADISON J. GEERY AND SCOTT MICHAEL QUINTANA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH SHORT, UNMARRIED, AND BENJAMIN DAMRON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the South 10 feet of Lot No. 43 and all of Lot Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthona, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the Westerly margin of Marthona Road West at the common corner of Lot Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence Northerly 110 feet to a point 15 feet South of the corner of said Lot Nos. 42 and 43; thence Easterly, parallel to the line between said Lots 42 and 43, 275 feet the Westerly margin of Marthona Road West; thence with the Westerly margin of said Road, Southerly 110 feet to the point of beginning.

Being the same property conveyed to Madison J. Geery, a single woman and Scott Michael Quintana, a single man, as tenants in common, with right of survivorship, by Warranty Deed from Kristin K. Newsome and Sean Newsome, wife and husband, dated April 13, 2021 and recorded April 13, 2021 in Instrument No. 20210413-0049288, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **128 West Marthona Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF JANUARY, 2024.

Madison J. Geery
by Paul Hinman as Attorney-in-fact

Scott Michael Quintana
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MADISON J. GEERY AND SCOTT MICHAEL QUINTANA, and who acknowledged he/she/they executed the same as the free act and deed of the said MADISON J. GEERY AND SCOTT MICHAEL QUINTANA.

Witness my hand and official seal, this the 18th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The signature of Madison J. Geery is signed by his or her duly appointed Attorney-in-fact Paul Hinman, pursuant to the Power of Attorney recorded in Instrument No. 202401240004460 Register's Office for Davidson County, Tennessee.

The signature of Scott Michael Quintana is signed by his or her duly appointed Attorney-in-fact Paul Hinman, pursuant to the Power of Attorney recorded in Instrument No. 202401240004461 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/18/24 (date of document).

Affiant Signature

1/18/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY