Karen Johnson Davids
Batch # 1095728 DEEDWARR
01/30/2024 09:45:47 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20240130-0006378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 25th day of January, 2024.

(Affix Seal) Notary Public

My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2023-12-1381

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark E. Geeslin and Helga L. Geeslin 1448 Woodfield Drive Nashville, TN 37211	OWNER	Map/Parcel 172-12-0A-123.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janette M. Hittle, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark E. Geeslin and Helga L. Geeslin, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 362 on the Plan of Bradford Hills, Section Eight of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Pages 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Max W. Hittle and wife, Janette M. Hittle by Warranty Deed from Yazdian Construction, Inc of record in Book 8735, page 229, Register's Office for Davidson County, Tennessee, dated September 21, 1992 and recorded on September 22, 1992. The said Max W. Hittle having since died on February 11, 1999, leaving Janette M. Hittle as the surviving tenant by entirety.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1448 Woodfield Drive, Nashville, TN 37211.

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, 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.

Effective the 25 day January, 2024.

Janette M. Hittle
Janette M. Hittle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of January, 2024, before me personally appeared Janette M. Hittle, 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 25 day of January, 2024.

Notary Signature
My commission expires:

