STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 4/23/2025
File No. 24-21076

Crystal Johnson State of Tennessee Notary Public Sumner County

Karen Johnson Davidson County
Batch# 1159038 DEEDWARR
07/17/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240717-0053708

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Haley Geissler (NAME)	Freedom Mtg. Corp. (NAME)	25-8-A-41 CO
102 Wicklow Dr. (STREET ADDRESS)	30 Lake Center (STREET ADDRESS) 401 Rte 73 Ste. 110	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Marlton, NJ 08053 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kayla Toon F/K/A Kayla Wilcoxson and Joshua Toon, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Geissler, an unmarried person**, 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. 41 on the Final Plat, Parkview Preserve, Phase 1A of record in Instrument Number 20190415-0034123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Wilcoxson and Joshua Toon, tenants in common with rights of survivorship by Special Warranty Deed dated July 16, 2020 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded July 17, 2020, in Instrument Number 20200717-0078694, in the Register's Office of Davidson County, Tennessee. Kayla Wilcoxson and Joshua Toon are now married to each other. Kayla Wilcoxson is now known as Kayla Toon.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 102 Wicklow Dr, Goodlettsville, TN 37072.

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. Whenever 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 15th day of July, 2024.

Kayla Toon F/K/A Kayla Wilcoxson

Kayla Wilcoxson

Joshua Toon

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of July, 2024, before me personally appeared Kayla Toon F/K/A Kayla Wilcoxson and Joshua Toon, 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 15th day of July, 2024.

Notary Signature
My commission expires: 1/28/26

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/15/2024 (date of document).

Affiant Signature

7/16/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

