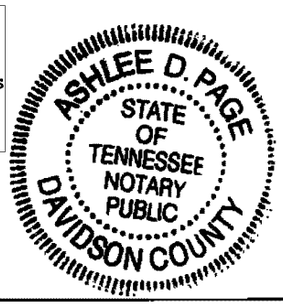
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164591 DEEDWARR
07/31/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20240731-0058030



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to me on July 31, 2024.

NOTARY PUBLIC

My Commission Expires: 9/7/2026

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36978

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Music City Financial, LLC 7703 North Lamar Blvd #205 Austin, TX 78752	NEW OWNER 828 Royal Pkwy #204 NASHVILLE, TN 37214	041-16-018.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT L. GEIST, EXECUTOR OF THE ESTATE OF ROBERT JOSEPH GEIST, DECEASED**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called "GRANTEE", its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 125, on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, 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 Robert J. Geist and wife, Maureen Linda S. Geist, by Warranty Deed from Hendley & Whiteside Builders, Inc., of record on September 11, 1968 in Book 4267, page 474, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert J. Geist, unmarried, from Maureen Linda S. Geist, unmarried, by Quitclaim Deed of record on July 29, 1998 in Book 11040, page 140, Register's Office for Davidson County, Tennessee. The said Robert J. Geist having since died on or about January 4, 2023. The Last Will and Testament of Robert Joseph Geist being of record as part of Docket No. 23P-1575, in the Probate Clark's Office for Davidson County, Tennessee. The said Robert J. Geist is also known as Robert Joseph Geist.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the parties;
2. The Plan of record in Plat Book 2133, page 114, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, and certain setback lines and easements, reference to which plan is hereby made for the exact location and dimensions thereof.
3. Leases and other encumbrances;
4. Restrictions, conditions, reservations, covenants, and easements of record;

5. Setback requirements, public rights of way, utility, and drainage easements;
6. Zoning and planning ordinances and regulations;
7. All matters shown on plats and plans of record

BEING ☐ **unimproved** ☒ **improved property known as:**

1132 Tuckahoe Drive, Nashville, TN 37027

(House Number) (Street) (City or Town) (State) (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 GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 hand this 30th day of July, 2024

Robert L. Geist, Executor

Robert L. Geist, Executor of the Estate of
Robert Joseph Geist, Deceased

STATE OF Tennessee **COUNTY OF** Rutherford

Before me personally appeared Robert L. Geist to me known (or proved to me on the basis of satisfactory evidence) to be the Executor of the Estate of Robert Joseph Geist, deceased, and who executed the foregoing instrument and acknowledged that he executed the same in said capacity as his free act and deed.

Witness my hand and official seal, this 30th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 July 30 2024.

Affiant Signature

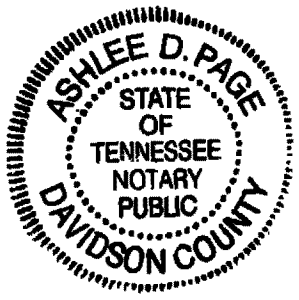
7/30/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026