Karen Johnson
Batch # 1180332
09/11/2024 09:56:13 AM
Fees: $13.00 Taxes: $1,609.50
Davidson County
DEEDWARR
2 pgs
20240911-0070021

WARRANTY DEED

File No.: 2024-0388

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Paula F. Geeslin
Affiant

Subscribed and sworn to before me on SEPTEMBER 10, 2024.

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Paula F. Geeslin 1448 Woodfield Drive Nashville, TN 37211	Paula F. Geeslin 1448 Woodfield Drive Nashville, TN 37211	172-12-0A-123.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK E. GEESLIN AND HELGA L. GEESLIN, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAULA F. GEESLIN, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 362, as shown on the map entitled Bradford Hills, Section Eight, of record in Plat Book 7900, page 6 and Plat Book 7900, pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK E. GEESLIN AND HELGA L. GEESLIN, HUSBAND AND WIFE, by deed from JANETTE M. HITTLE, AN UNMARRIED WOMAN, of record in Instrument No. 20240130-0006378, dated January 25, 2024, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on September 10, 2024.

Grantor:

Mark E. Geeslin

Helga L. Geeslin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mark E. Geeslin and Helga L. Geeslin, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2024.

Notary Public

My Commission Expires: May 20, 2028

My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY