Karen Johnson Davidson County
Batch # 1191253 DEEDWARR
10/09/2024 09:59:18 AM 3 pgs
Fees: $18.00 Taxes: $921.30

20241009-0078380

Pavaso, In

NOTARY PUBLIC

...IE L. WIGLEY
...e of Tennessee
Online Notary Public
County of Coffee
My Commission Expires:
September 18, 2027
Notarized remotely via audio/video communication

State of Tennessee)
County of COFFEE)

The actual consideration or value, whichever is greater, for this transfer is **$249,000.00.**

10/04/2024 Jeffrey Geilen
Affiant

Subscribed and sworn to before me, this the 04 day of OCTOBER, 2024.

Bonnie L Wigley
Notary Public

My commission expires: 09/18/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ZHETIAN XUE	**NEW OWNERS**	104-11-0A-029.00 CO
2134 Fairfax Ave, B 13		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JEFFREY GEILEN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZHETIAN XUE

HEREINAFTER CALLED THE GRANTEE, HIS OR HER 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 Unit No. B-13 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being the same property conveyed to JEFFREY GEILEN, A MARRIED MAN, by deed from RICHARD A. CONN AND CASSANDRA J. ISENHOWER-COON, HUSBAND AND WIFE, of record by Instrument No. 20211027-0144150, dated October 25, 2021, said Register's Office. JEFFREY GEILEN HAVING SINCE DIVORCED.

This is improved property known as 2134 Fairfax Ave, B13, Nashville, TN 37212.

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 said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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 my hand this 04TH **day of October, 2024.**

Jeffrey Geilen 10/04/2024

JEFFREY GEILEN

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **JEFFREY GEILEN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at MANCHESTER, TENNESSEE, this 04TH day of OCTOBER, 2024.

Bonnie L Wigley
Notary Public

My Commission Expires: 09/18/2027

E-signed by Bonnie L Wigley on October 04, 2024 10:15 AM CST
NOTARY PUBLIC
BONNIE L. WIGLEY
State of Tennessee
Online Notary Public
County of Coffee
My Commission Expires:
September 18, 2027
Notarized remotely via audio/video communication

Pavaso, Inc.

True Copy Certification

I, Britany White, 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 the 4th day of October, 2024.

Affiant Signature

October 4, 2024
Date

State of Tennessee)

County of Coffee)

Sworn to and subscribed before me this 4th day of October, 2024.

Notary's Signature

My Commission Expires: 09/18/2027

Notary' Seal (if on paper)

