Karen Johnson Davidson County
Batch# 1197839 DEEDWARR
10/25/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20241025-0082995

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049051**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 Affiant Subscribed and sworn to before me, this 24th day of October, 2024. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KATHLEEN HALE MCCLELLAN My Commission Expires 11-16-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Geffin 804 Delray Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 091-10-0-392.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Cole Ryker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Geffin, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Revised Plan of Section One, Morrow Meadows, of record in Plat Book 2083, Page 105, 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 BRANDON COLE RYKER, SINGLE MAN, by deed from DAVID M. SAUNDERS AND KRISTIN SAUNDERS, of record in Instrument No. 20190911-0092026, dated September 9, 2018, said Register's Office.

Meghan Harder joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-10-0-392.00.

Matters shown on the Plan of record in Plat Book 2083, Page 105, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2300, Page 421, said Register's Office.

This is improved property located at 804 Delray Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2024.

Brandon Cole Ryker

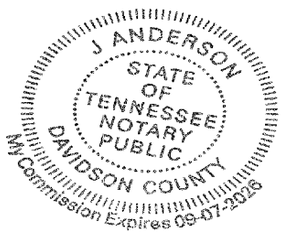
Meghan Harder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Cole Ryker and Meghan Harder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2024.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/24/20.

Date

Affiant Signature

10/24/20

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of October, 24.

Notary's Signature

My Commission Expires: 03-19-2025

Date

Notary's Seal

