Prepared by
Record and Return To
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350285

Karen Johnson Davidson County
Batch # 1255958 DEEDWARR
04/03/2025 10 36 07 AM 2 pgs
Fees $13 00 Taxes $4,088 50

20250403-0025346

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,105,000 00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
Jerry A. Proctor	New Owner	Tax Parcel ID No.
5005 Elkins Avenue		091 15 0 219 00
Nashville TN 37209		

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, **Charles H. Geny, Sr., a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry A. Proctor**, ("Grantees"), its 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 Lots No. 7 and 8 on the Plan of REVISED MAP OF D E RUTHERFORD'S SUBDIVISION OF BLOCK 10 OF THE CHARLOTTE PARK COMPANY'S ADDITION, as of record in Plat Book 547, Page 164, said Register's Office, to which plan reference is here made for a more complete description

Being the same property conveyed to Charles H Geny, Sr., a married man, by Warranty Deed from Gregory T Wolf and wife, Debra M Wolf, of record in Instrument No. 20231120-0090121, in the Register's Office of Davidson County, Tennessee, dated November 17, 2023, and recorded on November 20, 2023

Being the same property conveyed to Gregory T. Wolf and wife, Debra M. Wolf, by Quitclaim Deed from Stephen J. Wolf, unmarried, of record in Instrument No. 20031201-0172211, in the Register's Office of Davidson County, Tennessee, dated November 19, 2003, and recorded on December 01, 2003.

Being the same property conveyed to Rusty L Moore, Trustee, by Quitclaim Deed from Stephen J Wolf, unmarried, of record in Book 10312, Page 422, in the Register's Office of Davidson County, Tennessee, dated December 12, 1996, and recorded on January 06, 1997

Being the same property conveyed to Stephen J Wolf, unmarried, by Warranty Deed from William Richmond Rochelle, Robert L. Rochelle, Francis R Rochelle and Susan Rochelle Everett, of record in Book 7962, Page 872, in the Register's Office of Davidson County, Tennessee, dated October 10, 1989, and recorded on October 18, 1989

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of D E. Rutherford's Subdivision of Block 10 of the Charlotte Park Company's Addition, as recorded in Plat Book 547, Page(s) 164

This is improved property located at 5005 Elkins Avenue 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 27th day of March, 2025

Charles H Geny, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles H. Geny, Sr , 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 27th day of March, 2025

Notary Public
My Commission Expires: _____

