THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8432-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,400,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2025 Notary Public MY COMMISSION EXPIRES _____ (AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1258389
04/14/2025 09 40 54 AM
Fees $18 00 Taxes $5,180 00
20250414-0027824

Davidson County
DEEDWARR
3 pgs

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gianikas	NEW OWNER	
2038 Fransworth Drive		130-09-0-120.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Geraghty Family, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Gianikas**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8, Block 4 on the Plan of The Highlands Of Bellemeade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 100 feet on the west side of Nichol Lane, formerly Midland Drive, and runs back between lines, 176.35 feet on the south side and 175.4 feet on the north line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Shirley Fincannon by Warranty Deed from Ewell A. Cowell and wife, Rhona M, Cowell of record in Book 3706, Page 144, in the Register's Office for Davidson County, Tennessee, dated April 01, 1964 and recorded on April 01, 1964.

Being the same property conveyed to Brian Geraghty and Jocelyn Geraghty, husband and wife by Warranty Deed from Shirley Fincannon of record in Instrument No. 20220617-0069894, in the Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 17, 2022.

Being the same property conveyed to Geraghty Family, LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Geraghty and Jocelyn Geraghty, husband and wife of record in Instrument No. 20220617-0069896, in the Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 17, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1221 Nichol Lane, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 this the 11 day of April, 2025.

Geraghty Family, LLC, a Tennessee limited liability company

BY: _____
Brian Geraghty, Member

BY: _____
Jocelyn Geraghty, Member

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Brian Geraghty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Geraghty Family, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Member

.

Witness my hand and official seal this the 11 day of April, 2025.

_____
Notary Public

My Commission Expires: Mar 8 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jocelyn Geraghty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Geraghty Family, LLC, the within named bargainor, a Tennessee limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal this the 11 day of April, 2025.

_____
Notary Public

My Commission Expires: Mar 8 2027

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Witness our hands this the 10 day of April, 2025.

Geraghty Family, LLC, a Tennessee limited liability company

BY: _____
Jerry Geraghty, Member

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jerry Geraghty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Geraghty Family, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Member

.

Witness my hand and official seal this the 10 day of APRIL, 2025.

_____
Notary Public

My Commission Expires: Nov 8 2027