WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000 00

Affiant

Subscribed and sworn to me on May 7, 2025

NOTARY PUBLIC

My Commission Expires

Karen Johnson
Batch # 1271674
05/12/2025 09 16 30 AM
Fees $48 00 Taxes $462 50
20250512-0036965

Davidson County
DEEDWARR
9 pgs

KORTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry, Atty)
Commerce Street, Suite 110, Nashville, TN 37201
Our File #37185

NAME/ADDRESS OF NEW OWNER·	SEND TAX BILLS TO:	MAP – PARCEL #·
C & H Properties, LLC, a Tennessee limited liability company	NEW OWNER	059-00-0-056.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Geist, Executor of the Estate of Robert J. Geist and as heir at law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, and Thomas Geist, Melinda Charlotte Mayer, Susan Geist Wittig, and Amy Geist Strickland, all heirs at law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **C & H Properties, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

1. 2025 Davidson County property taxes and assessments, and subsequent years property taxes and assessments;
2. Anchor Easement granted to Metro recorded in Book 5675, page 280, Register's Office for Davidson County, Tennessee;
3. Easement for the flow of the waters of Whites Creek and the rights of the public therein;
4. Rights of upper and lower riparian owners to the flow of the waters of Whites Creek, free from diminution or pollution;
5. Changes in the boundaries of the subject property resulting from erosion or accretion caused by the flow of the waters of Whites Creek;
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☒ **unimproved** ☐ **improved property known as:**

4850 Buena Vista Pike, Nashville, TN 37218

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, their successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 7th day of May, 2025.

Robert L. Geist

ROBERT L. GEIST, Executor of the Estate of Robert J. Geist, Deceased

Robert L. Geist

ROBERT L. GEIST, Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Before me personally appeared ROBERT L. GEIST to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same in his capacity as Executor of the Estate of Robert J. Geist, Deceased, and as Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, as his own free act and deed.

Witness my hand and official seal, this 7th day of May, 2025.

Matt Deckard

NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

WITNESS my/our hand(s) this 7th day of May, 2025.

Thomas Geist

THOMAS GEIST, Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Before me personally appeared THOMAS GEIST to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same in his capacity as Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, as his own free act and deed.

Witness my hand and official seal, this 7th day of May, 2025.

NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

WITNESS my/our hand(s) this 7th day of May, 2025.

Melinda Charlotte Mayer

MELINDA CHARLOTTE MAYER, Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Before me personally appeared MELINDA CHARLOTTE MAYER to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same in her capacity as Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, as her own free act and deed.

Witness my hand and official seal, this 7th day of May, 2025.

Matt Deckard

NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

WITNESS my/our hand(s) this 7th day of May, 2025.

Susan Geist Wittig

SUSAN GEIST WITTIG, Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Before me, personally appeared SUSAN GEIST WITTIG, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same in her capacity as Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, as her own free act and deed.

Witness my hand and official seal, this 7th day of May, 2025.

Matt Deckard

NOTARY PUBLIC

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

WITNESS my/our hand(s) this 6th day of May, 2025.

AMY GEIST STRICKLAND, Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Before me personally appeared AMY GEIST STRICKLAND to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same in her capacity as Heir at Law of Maureen S. Geist, a/k/a Maureen Linda Geist, deceased, as her own free act and deed.

Witness my hand and official seal, this 6th day of May, 2025.

NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires. 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

EXHIBIT A
(LEGAL DESCRIPTION)

A parcel of land lying in Davidson County, Metropolitan Nashville, Tennessee, in the Bordeaux/Whites Creek Community, along and to the east of Buena Vista Pike, and being more particularly described as follows.

BEGINNING at a 1/2-inch capped iron rod found in the eastern margin of Buena Vista Pike and 26.5 feet from the centerline of same as it now exists, at the northwestern corner of the Mary Laura Baltz ET AL property, Instrument Number 20001020- 0104345, being Lot 1 of the Baltz Subdivision, Plat Book 11190, Page 53, Register's Office Davidson County (hereafter RODC),

Thence along the eastern margin of said Buena Vista Pike, North 16 degrees, 42 minutes, 11 seconds West, 644 30 feet to a 5/8-inch capped iron rod "Dale & Associates" set for the northwestern corner of the property herein described and the southwestern corner of the George A. Geist and Margaret A Geist, Trustees of the Geist Family Revocable Living Trust property, Deed Book 10020, Page 231, Tract III, RODC;

Thence leaving said Buena Vista Pike and along the southern boundary of said Geist property, North 72 degrees, 47 minutes, 49 seconds East, passing a 5/8-inch capped iron rod "Dale & Associates" set at 509 00 feet, a total distance of 609.00 feet to the center of Whites Creek;

Thence along the meanders of said Whites Creek, approximated herein by a series of straight lines, the following calls:

South 00 degrees, 32 minutes, 30 seconds West, 159 34 feet;

South 17 degrees, 16 minutes, 37 seconds West, 144.37 feet;

South 34 degrees, 55 minutes, 05 seconds West, 105.05 feet;

South 45 degrees, 59 minutes, 36 seconds West, 100 33 feet;

South 31 degrees, 41 minutes, 05 seconds West, 124.33 feet;

South 14 degrees, 11 minutes, 38 seconds West, 106.99 feet;

and South 05 degrees, 11 minutes, 14 seconds East; 95 32 feet to the northern boundary of the aforementioned Mary Laura Baltz ET AL property;

Thence leaving said Whites Creek and along the northern boundary of said Baltz ET AL property, South 73 degrees, 48 minutes, 53 seconds West, 142.63 feet to the POINT OF BEGINNING; containing 5 695 Acres or 248,066 Square Feet, more or less; and being all of the Robert Joseph Geist and wife, Maureen S. Geist property, Deed Book 4211, Page 765, Register's Office Davidson County and all of Davidson County Parcel 05900005600

Legal description prepared under the direction of James E. Campbell, II, Tennessee Registered Land Surveyor Number 1682 on May 6, 2025, based on a Boundary and Partial Topographic Survey by Dale & Associates, Project Number 25040.

Being the same property conveyed to Robert Joseph Geist and wife, Maureen S. Geist, by Warranty Deed from Catherine Baltz Geist of record in Book 4211, page 765, Register's Office for Davidson County, Tennessee, dated February 06, 1968 and recorded on February 14, 1968

Robert Geist and Maureen Geist were divorced pursuant to entry of the *Final Decree of Divorce*, lodged in Case No. 96D-2090, in the Second Circuit Court for Davidson County, Tennessee, on April 8, 1998. Said divorce converted their tenancy by the entirety in the herein-described real property to a tenancy in common.

Maureen Geist died, intestate, on November 27, 2020, leaving Robert Geist, Tommy Geist, Mindy Mayer, Susie Wittig, and Amy Strickland as her sole heirs at law. See Affidavit of Heirship of record in Instrument No 20250505-0034871, said Register's Office

Robert Joseph Geist died, testate, on January 4, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 23P1575, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville Pursuant to said Will, the herein-described real property is to be administered as part of the probate estate, subject to the control of Robert L. Geist as Personal Representative of the Estate