Karen Johnson Davidson County
Batch# 1281475 DEEDWARR
06/04/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20250604-0043981

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$349,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **3RD** DAY OF **JUNE, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENTON GIESEY	**New Owner**	**060-04-0-049.00**
(NAME) **3117 HILLSIDE ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DANIEL EDRADA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENTON GIESEY, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Tract No. 2 on the Plan of the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said county, and also known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A. Daugherty, Surveyor, on September 19, 1957, and escribed according thereto as follows:

Beginning at a utility power pole on the Easterly side of Hillside Road at the Northwest corner of Tract "B" conveyed to Charles W. Marshall and wife, by George Olinger and wife, of record in |Book 2488, page 341, said Register's Office; thence with the Northern boundary line of said Marshall property, South 87 deg. East 157.6 feet to an iron pin in the Western boundary line of the Brintley (00503798) Property; thence with same, North 3 deg. East 61.4 feet to the Southeast corner of Tract "D" of said Olinger property; thence with same North 85 deg. 54 West 157.6 feet to an iron pin on the Easterly side of said Hillside Road; thence with same, South 3 deg. West 64.4 feet to the beginning.

Being the same property conveyed to Daniel Edrada, a single man, from KHD Investment Group LLC, a Delaware Limited Liability Company, by warranty deed dated September 10, 2024, of record in Instrument No. 20240912-0070366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the portion of the Plan of record in Book 57 page 21 as to part of Tract No. 2; Restrictions of record in Book 248, pages 341-342; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3117 HILLSIDE ROAD, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 3rd day of June, 2025.

DANIEL EDRADA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Daniel Edrada**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June, 2025.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, Ryan Lux, 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 **June 3, 2025**.

Date

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

