WARRANTY DEED

Karen Johnson
Batch # 1316899
09/02/2025 10 52 25 AM
Fees $18 00 Taxes $3,126 50

Davidson County
DEEDWARR
3 pgs

20250902-0069889

G-BR-25-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
MAGNESS DEVCO 3000, GP	SAME AS NEW OWNER	
(NAME)	(NAME)	**117-08-0-026-00**
101 Lea Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL C. GEIGER AND DEBRA C. GEIGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGNESS DEVCO 3000, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Lot No 17, Belmont Terrace Re-subdivisoin Annex No 1, of record in Book 421, Page 182, Register's Office of Davidson County, Tennessee

Said part of Lot No 17, fronts 55 feet on the easterly margin of Brightwood Avenue and runs back 208 feet on the common line between Lot No 17 and Lot No 18, 172 feet on the northerly margin to a dead line in the rear being 63 feet thereon

Being the same property conveyed to Michael C Geiger, unmarried by Warranty Deed from Ben J Montgomery, unmarried dated August 31, 2005 and recorded September 2, 2005 in Instrument No 20050902-0105742, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Michael C Geiger and Debra C Geiger, husband and wife by Quitclaim Deed from Michael C Geiger, dated August 11, 2017 and recorded August 14, 2017 in Instrument No 20170814-0083033, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years a lien, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 182, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3000 Brightwood Avenue, Nashville, Tennessee 37212-6021**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF AUGUST, 2025

Michael C. Geiger
Michael C Geiger

Debra C. Geiger
Debra C Geiger

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 29th of August, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 29th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Briana Skaggs, 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 8/29/25 (date of document).

Briana Skaggs

Affiant Signature

Date 8/29/25

State of Davidson

County of Tennessee

Sworn to and subscribed before me this 29th day of August, 2025.

Dana Delworth

Notary's Signature

MY COMMISSION EXPIRES: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028