WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335480 DEEDWARR
10/17/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251017-0083042

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.20.28

(AFFIX SEAL)

LISSA CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Geisdorfer	William M. Geisdorfer	073-07-0-053.00
(NAME)	(NAME)	
2410 Fairbrook Drive	2410 Fairbrook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **Shirley E. Jackson, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William M. Geisdorfer, an unmarried man and Pamela Ludemann**, an unmarried **woman, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 424 on the Plan of Re-subdivision of Lots 423 and 424 Section 6, Sunset View Subdivision of record in Instrument No. 20191106-0114578, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wiley M. Jackson, Jr and wife Shirley E. Jackson by Special Warranty Deed from Equifirst Corporation, dated 05/06/2008, of record in Instrument No. 20080514-0049552, Register's Office for Davidson County, Tennessee.

The said Wiley M. Jackson, Jr died on 02/16/2024, leaving the said Shirley E. Jackson the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2410 Fairbrook Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of October, 2025.

Shirley E Jackson by Cathie Moss her atty in fact

Shirley E. Jackson by Cathie Moss her atty in fact

State of Tennessee
County of Wilson

On this 17th day of October, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cathie Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Shirley E. Jackson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 202510170083041, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of October, 2025.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 17, 2025.

Lissa Groom
Affiant
Date: 10.17.25

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of October, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON