Karen Johnson Davidson County
Batch# 1337489 DEEDWARR
10/23/2025 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20251023-0084545

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 29 day of AUGUST , A.D., 2025 , by and between

Martin B. Meaney and Keller Thompson Meaney, a married couple

First Parties, and

Matthew Geyer and Angela Geyer, husband and wife,
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin B. Meaney, a married man by Deed dated December 23, 2021 from Caprice Craig, an unmarried person, recorded December 30, 2021, in Instrument Number 20211230-0171806, in the Official Records of Davidson County, Tennessee. The said Keller Thompson Meaney joins in this conveyance as to their marital interest in the subject property, if any.

OWNER:
Matthew Geyer and Angela Geyer
1709 Bonner Ave
Nashville TN 37215

RESPONSIBLE TAXPAYER:
Rocket Mortgage LLC
1050 Woodward Ave
Detroit MI 48226

CLT # 131-03-0-112(Map and Parcel)
Property known as: 1709 Bonner Avenue, Nashville TN 37215

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Martin B. Meaney Keller Thompson Meaney

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Martin B. Meaney, 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, at office, this 29th day of August, 2025.

(seal)

_____

Notary Public

My Commission Expires:✓ 11/08/2027

JOHN DAVID CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Keller Thompson Meaney, 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, at office, this 29th day of August, 2025.

(seal)

✓_____

Notary Public

My Commission Expires:✓ 11/08/2027

JOHN DAVID CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MR-SR-796121

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 1,400,000.00

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 23rd day of October, 2025

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/28/28

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-SR-796121

Certificate of Authenticity

I, J. Trent Lehman, 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

Affiant Signature

10/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of October, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY