Karen Johnson Davidson County
Batch# 1347449 DEEDWARR
11/18/2025 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20251118-0091597

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Jacob Ryan Singer<br>4924 Buena Vista Pike<br>Nashville, TN 37218 | NEW OWNER | 059 00 0 053.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rita Catherine Singer, an unmarried woman, and Katrina Neal, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jacob Ryan Singer, an unmarried man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4924 Buena Vista Pike, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated in the 12th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Lot 2, Final Plat of Patrick Singer Lots, as shown on plat of record in Plat Book 8250, Page 261, as revised in Plat Book 8250, Page 263, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katrina Neal, reserving a life estate in Rita Catherine Singer, by Quitclaim Deed from Mark Singer and Michael Karl Singer, dated December 22, 2016, and recorded December 29, 2016, of record in Instrument No. 20161229-0137093, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Singer and Michael Singer, reserving a life estate in Rita Catherine Singer (aka Rita Geist Singer), all as joint tenants with right of survivorship, by Double Quitclaim Deed from John A. Beam III, Trustee, dated April 26, 2016, and recorded dated April 29, 2016, of record in Instrument No. 20160429-0042132, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Beam, III, Trustee, by Double Quitclaim Deed from Mark Singer and William Singer, reserving a life estate in Rita Catherine Singer, dated April 26, 2016, and recorded dated April 29, 2016, of record in Instrument No. 20160429-0042132, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Singer and William Singer, reserving a life estate in Rita Catherine Singer (aka Rita Geist Singer), all as joint tenants with right of survivorship, by Quitclaim Deed Reserving Life Estate from Rita Catherine Singer (aka Rita Geist Singer), dated June 4, 2013, and recorded June 7, 2013, of record in Instrument No. 20130607-0058170, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Rowan Singer and wife, Rita Geist Singer, by Warranty Deed from L.R. Grimes, Jr., Trustee, creating an estate by the entirety in Patrick Rowan Singer and wife, Rita Geist Singer, dated February 6, 1968, and recorded February 6, 1968, of record in Book 4211, Page 759, in the Register's Office for Davidson County, Tennessee. Patrick Rowan Singer died August 28, 1996, leaving Rita Geist Singer aka Rita Catherine Singer as sole surviving tenant.

Being the same property conveyed to L.R. Grimes, Jr., Trustee, by Warranty Deed from

Catherine B. Geist and Patrick Rowan Singer and wife, Rita Geist Singer, dated February 6, 1968, and recorded February 6, 1968, of record in Book 4211, Page 759, in the Register's Office for Davidson County, Tennessee.

It was the original intent of the Grantors in Instrument Nos. 20130607-0058170, 20160429-0042132, and 20161229-0137093, to convey all of Lot 2 and that this Quitclaim Deed is to clarify/ratify the metes and bounds legal description.

The said Katrina Neal and Katrina Marie Neal are one and the same person.

This instrument is being executed on behalf of Rita Catherine Singer pursuant to a Springing Durable Power of Attorney executed by her on March 16, 2006, of record in Instrument No. 202511180091596, Register's Office for Davidson County, Tennessee.

**The property conveyed herein is not the place of residence of the Grantor, Katrina Neal, or her spouse.**

This is improved ( X ) unimproved ( ) property known as **4924 Buena Vista Pike, Nashville, TN 37218.**

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of November, 2025.

Rita Catherine Singer by Katrina Marie Neal Attorney In Fact

Rita Catherine Singer by Katrina Marie Neal, her Attorney-In-Fact

Katrina Neal

Katrina Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Katrina Marie Neal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Attorney-In-Fact for Rita Catherine Singer** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Rita Catherine Singer, for the purpose therein contained, by signing the name of Rita Catherine Singer, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2025.

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2025, before me personally appeared **Katrina Neal**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness ~~my~~ hand, at office, this 13th day of November, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000 ~~$475,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of November, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

# Certificate of Authenticity

I, **Barbara McGinty**, 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 November 13, 2025 (date of document).

Affiant Signature

Date 11-17-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER