Karen Johnson Davidson County
Batch # 1347528 DEEDQC
11/18/2025 10:40:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091706

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Denise K Oliver, Affiant
Subscribed and sworn before me this the
18 Day of November, 2025.
Brandi Wren, Deputy Register

RECORDING REQUESTED BY:
Denise K. Oliver

INSTRUMENT PREPARED BY:
Sheree Brown
P.O Box 52
Antioch , Tennessee 37011

RETURN DEED TO:
Denise K. Oliver
3718 Grubbs Rd
Nashville, Tennessee, 37211

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Denise K. Oliver
3718 Grubbs Rd
Nashville, Tennessee, 37211

Tax Parcel ID/APN # 133-07-0-249.00
Prior Instrument Reference: Book # 3370, Page 325, of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of November 11, 2025, by and between the **"Grantor,"**

Wayne A Geisert, an unmarried individual residing at 3718 Grubbs Rd, Nashville, Tennessee 37211

AND the **"Grantee,"**

Denise K. Oliver , an unmarried individual residing at 3718 Grubbs Rd, Nashville, Tennessee 37211

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 3718 Grubbs Rd, Nashville, Tennessee 37211

Legal description(s) attached separately.

Subject to the following encumbrances and/or other restrictions:

1. The property has a $173,000 mortgage with Freedom Bank

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 11/11/25 (date).

Grantor (or authorized agent)

x/

Print Name: Wayne Geisert

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/11/2025 before me. Wayne A. Geisert , [___ personally appeared] [___ personally appeared by audio-video communication] **Wayne A Geisert**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires January 24, 2028

Commission Expires: _____

Sheree Brown

Notary Public, Tennessee

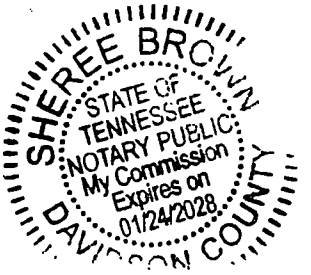


Exhibit A

File No.: 934753

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

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Shelby Jean Wrather, widowed to Wayne A. Geisert, a single person, as set forth in Deed Instrument #20130221-0017465, dated 02/19/2013, recorded 02/21/2013, DAVIDSON County, Tennessee.

Tax ID: 13307024900