Karen Johnson Davidson County
Batch# 1352939 DEEDWARR
12/02/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $8,195.71
20251202-0095593

THIS INSTRUMENT WAS PREPARED BY: STEWART TITLE COMPANY 30 BURTON HILLS BLVD., STE 200 NASHVILLE, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,215,056.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF NOVEMBER, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Eva Pearson Mathis, Trustee (NAME)	Eva Pearson Mathis, Trustee (NAME)	155-16-0-026.00
5082 Moss Road (STREET ADDRESS OR ROUTE NUMBER)	5082 Moss Road (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHARLES H. GENY, SR., MARRIED, hereinafter called the Grantor(s)", has/have bargained and sold, and by these presents do/does transfer and convey unto EVA MATHIS REVOCABLE TRUST UNDER AGREEMENT DATED THE 24TH DAY OF JUNE, 2024, 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:

A small tract in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the map of the subdivision of the J.C. Satterfield Farm, as of record in Book 421, Page 135, Register's Office for said County, and described according to a copy of a survey thereof, made by Ralph W.C. Lambert, Surveyor on May 27, 1956, as follows: Beginning at an iron pin on the easterly margin of Harding Road or Highway 100, said pin being 880 feet north of an iron pin at the common corner of Lots Nos. 3 and 4; thence south 63 deg. 40' east 668 feet to an iron pin; thence north 33 deg. 30' east 200 feet to an iron pin; thence north 63 deg. 35' west 660 feet to an iron pin on the easterly margin of Harding Road; thence with the margin of the same, south 35 deg. 30' west 200 feet to the beginning.

Being the same property conveyed to Charles H. Geny, Sr. by deed from Estate of Nelda Joyce Lusk of record in Instrument No. 20230228-0014236, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A Sec. 26-2-307 or other similar statute.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 5082 Moss Road, Nashville, TN 37221.

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 hands this 25th day of November, 2025.

Charles H. Geny, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 25th day of November, 2025.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 11/25, 2025.

Affiant
Date: December 1, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of December, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.