WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353731 DEEDWARR
12/04/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20251204-0096352

File No.: RES-25-7199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/21/2029

(AFFIX SEAL)

Crystal Johnson Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chloe Ella Martin and Cory Bern	New Owner	
(NAME)	(NAME)	
7199 Harper Road Nashville, TN 37080	" "	014 00 0 125.00
(ADDRESS)	(ADDRESS)	

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, I/WE, **KRISTIN LEE GEISLER, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHLOE ELLA MARTIN, A SINGLE WOMAN AND CORY BERN, A SINGLE MAN, AS JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee described as follows, to-wit:

Beginning at an iron pin in the westerly margin of Harper Road, said point being North 2 deg. East 891 feet from the northeast corner of a tract of 50.46 acres conveyed by G.W. Bracy to Eunice Douglas, being the northeast corner of the tract herein conveyed; thence with the westerly margin of Harper Road, South 2 deg. West 172.3 feet to an iron pin; thence North 88 deg. West 1264 feet to an iron pin; thence North 2 deg. East 172.3 feet to an iron pin; thence South 88 deg. East 1264 feet to the point of beginning, containing 5 acres, more or less, according to the survey of Wayne E. Cooper, Sr., certificate number 17, made on March 27, 1971.

Being the same property conveyed to Kristin Lee Geisler, a single woman, from Tracy W. Black and Donald Neal Black, wife and husband, by Warranty Deed dated July 7, 2023, recorded July 14, 2023, in Instrument No. 20230714-0054026, in the Register's Office of Davidson County, Tennessee.

*POA recorded 20251030-0086268

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 7199 Harper Road, Nashville, TN 37080
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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 hand(s) this 2nd day of December, 2025.

Kristin Lee Geisler by Amy L. Wood, her Attorney-In-Fact

Kristin Lee Geisler by Amy L. Wood, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Amy L. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kristin Lee Geisler and who acknowledged she executed the same as the free act and deed of the said Kristin Lee Geisler.

Witness my hand, at office, this 2nd day of December, 2025.

Notary Signature
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 12/2/2025 (date of document).

Affiant Signature

12/3/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 3 day of Dec., 2025

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County