WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389002 DEEDWARR
03/05/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260305-0017716

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-[illegible]-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kara Elbaz	United Wholesale Mortgage, LLC	142 04 0A 192.00
(NAME)	(NAME)	
214 Old Hickory Boulevard, Unit 192	700 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Charles H. Geny, Trustee of the Christopher Robin Geny Trust U/A/D July 30, 2025 (successor to the Christopher Robin Geny Trust U/A/D February 3, 2005, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kara Elbaz, As Sole Ownership, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 192, in a Horizontal Property Regime located on the Plat of Belle Forest of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Stephen Stacy Geny, Trustee of the David Wilhite Geny Trust by Warranty Deed from Alice S. Boone, unmarried, dated 06/25/1999, of record in Book 11545, Page 176, Register's Office for Davidson County, Tennessee.

The said Stephen Stacy Geny has been resigned and Charles H. Geny became the Trustee of the David Wilhite Geny Trust as evidenced in Notice of Resignation of Trustee of record in Instrument No. 20060130-0011133, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Geny, Trustee of the Christopher Robin Geny Trust U/A/D February 3, 2005 by Quitclaim Deed from Charles H. Geny, Substitute Trustee of the David Wilhite Geny Trust, dated 04/11/2016, of record in Instrument No. 20160413-0035158, Register's Office for Davidson County, Tennessee. The Christopher Robin Geny Trust U/A/D July 30, 2025 is a Trust decanted pursuant to T.C.A. Sec. 35-15-818 from the Christopher Robin Geny Trust U/A/D February 3, 2005. , evidenced in Certificate of Trust of record in Instrument Number ____202603050017715_____ in the Register's Office for Davidson County.

This conveyance is 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

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Old Hickory Boulevard, Unit 192, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25 day of February, 2026.

Charles H. Geny, Trustee of the Christopher Robin Geny Trust U/A/D July 30, 2025 (successor to the Christopher Robin Geny Trust U/A/D February 3, 2005

By: _____
Charles H. Geny, ~~Trustee~~

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles H., Trustee of the Christopher Robin Geny Trust U/A/D dated February 3, 2005 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 25 day of February, 2026.

_____
Notary Public:
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Rozalind Ruth, 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 2/25/2026 (date of document).

Affiant Signature

3/2/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027