WARRANTY DEED

Karen Johnson
Batch # 1389259
03/06/2026 09:37:32 AM
Fees: $18.00 Taxes: $1,369.00

Davidson County
DEEDWARR
3 pgs

20260306-0018030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Geoff Ryman Germino	**NEW OWNER**	
(NAME)	(NAME)	**104-16-0B-006.00-CO**
2007-B Ashwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **FORGE TRUST CO., F/N/A IRA SERVICES TRUST COMPANY, CFBO JOHN THOMAS KOSS ROTH IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEOFF RYMAN GERMINO, UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Parcel No. 6 on the Plan of Ashwood Court Townhomes Condominiums, a horizontal property regime established by Master Deed of record in Book 5932, Page 778, as amended in Book 8428, Page 246 and Book 8446, Page 738, and as shown of record in Plat Book 5200, Page 436, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to IRA Services Trust Company CFBO John Thomas Koss Roth IRA by Warranty Deed from Jie-Zhi Wu, unmarried of record in Instrument No. 20111205-0094462 Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 05, 2011.

IRA Services Trust Company CFBO John Thomas Koss Roth IRA is now known as Forge Trust Co., CFBO John Thomas Koss Roth IRA.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 436, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5932, Page 778 and Amended in Book 8428, Page 246 and Book 8446, Page 738, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2007-B Ashwood Ave, Nashville, Tennessee 37212**.

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 hand(s) this the 04 DAY OF MARCH, 2026.

Forge Trust Co., F/N/A IRA Services Trust Company, CFBO John Thomas Koss Roth IRA

BY: Debra Minz
DEBRA MINZ, AUTHORIZED SIGNER

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the _____ of FORGE TRUST CO., F/N/A IRA SERVICES TRUST COMPANY, CFBO JOHN THOMAS KOSS ROTH IRA, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as .

Witness my hand and official seal, this the _____ of _____, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached Notary Acknowledgment Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On March 4, 2026 before me, Janice M. Robinson, Notary Public
(insert name and title of the officer)

personally appeared Debra Minz,
who proved to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ **(Seal)**