THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353788** Karen Johnson Davidson County Batch # 1414010 **DEEDWARR** 05/01/2026 09:42:35 AM 2 pgs Fees: $13.00 Taxes: $13,686.30 20260501-0038753	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,699,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires: HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Robert Hetherington and Julia Hetherington 3916 Blackthorn Street Chevy Chase, MD 20815	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 04 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Geer and spouse, Adelaide H. Geer,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert Hetherington and Julia Hetherington, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "O" on the Map of TYNE MEADE, SECTION III, as of record in Plat Book 1424, Pages 12-14, Register's Office for said County.

Beginning at a point in the South margin of Hemingway Drive at the corner of Lots 7 and 8; thence with the line between said lots, Southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between said Lots 6 and 7 Westerly 200 feet to the Easterly margin of Everett Drive; thence with the margin of the same, Northerly 200 feet to the beginning of a curve; thence with said curve, Northeastwardly 31.42 feet to a point in the South margin of Hemingway Drive; thence with the same, Easterly passing a concrete monument at 49.9 feet, a total distance of 180.3 feet to the Point of Beginning.

Being the same property conveyed to John M. Geer and spouse, Adelaide H. Geer, by Warranty Deed from Lyn M. Kerns and spouse, Russell Kevin Kerns, of record in Book 9038, Page 212, in the Register's Office of Davidson County, Tennessee, dated August 04, 1993, and recorded on August 05, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Pages 12 through 14.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1489, Page 471.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2223 Hemingway Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2026.

John M. Geer

Adelaide H. Geer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Geer and Adelaide H. Geer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2026.

Notary Public
My Commission Expires:

