RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-40325-26

Karen Johnson Davidson County
Batch# 1442997 DEEDWARR
07/07/2026 01:57:30 PM 11 pgs
Fees: $58.00 Taxes: $518.00
20260707-0061187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of June, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Rogers 4296 Skyridge Drive Nashville, TN 37207	Same address as new owner	108-03-0A-023-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($140,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARGARET MARY ZARING, MARY KATHRYN KENNEDY, ANN DILLINGHAM, ROBERTA LABART, FRANK GEIS, SUSAN GEIS MAGRABI, JOSEPH R. GEIS, EDWARD J. GEIS, AND KATHRYN CLOYDE, HEIRS-AT-LAW OF JACQUELINE A. GEIS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE ROGERS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 23, Lot No. 15, on the Plan of Phase Two, Condominium Site Plan, Section Three, Patio Villa, of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline A. Geis, a single woman, from Saeed Monemi by Warranty Deed dated May 6, 2013 and recorded May 8, 2013 in Instrument #20130508-0046409, said Register's Office. The said Jacqueline A. Geis having died unmarried and intestate on 12/29/25, leaving Margaret Mary Zaring, Mary Kathryn Kennedy, Ann Dillingham, Roberta Labart, Frank Geis, Susan Geis Magrabi, Joseph R. Geis, Edward J. Geis and Kathryn Cloyde, as her only heirs at law per Affidavit of Heirship of record in Instrument No. ____202607070061186__, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 944 Patio Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of June, 2026

GRANTOR(S)

Margaret Zaring, Affiant

State of Arizona
County of Pima

SUBSCRIBED AND SWORN TO before me this 26 day of June, 2026.

Notary Public

My Commission Expires: 10/28/2029

GEMA N MENDOZA
Notary Public - Arizona
Pima County
Commission # 689321
My Comm. Expires Oct 28, 2029

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Margaret Zaring**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tucson, Arizona this 26 day of June, 2026.

Notary Public

My Commission Expires: 10/28/2029

GEMA N MENDOZA
Notary Public - Arizona
Pima County
Commission # 689321
My Comm. Expires Oct 28, 2029

State of Missouri
County of St. Louis

Mary Kathryn Kennedy, Affiant

SUBSCRIBED AND SWORN TO before me this 26 day of June, 2026.

Notary Public

My Commission Expires: MAY 10, 2030

BRITTANY JEFFERY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22377390
My Commission Expires May 10, 2030

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Mary Kathryn Kennedy**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St Louis, Missouri this 26th day of June, 2026.

Notary Public

My Commission Expires: MAY 10, 2030

BRITTANY JEFFERY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22377390
My Commission Expires May 10, 2030

State of Oklahoma
County of Garfield

Ann Dillingham
Anna Dillingham, Affiant
Ann Dillingham AD 6·26·26

SUBSCRIBED AND SWORN TO before me this 26 day of June, 2026.

Misty Mae Prewett
Notary Public

My Commission Expires: 04·11·2030

MISTY MAE PREWETT
Notary Public - State of Oklahoma
Commission Number 22005077
My Commission Expires Apr 11, 2030

STATE OF Oklahoma
COUNTY OF Garfield

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Anne~~ Ann 6·26·26 **Dillingham**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Garfield, Oklahoma this 26 day of June, 2026.

Misty Mae Prewett
Notary Public

My Commission Expires: 04·11·2030

MISTY MAE PREWETT
Notary Public - State of Oklahoma
Commission Number 22005077
My Commission Expires Apr 11, 2030

Roberta Labart

Roberta Labart, Affiant

State of Texas
County of Dallas

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2026.

Janice Deans

Notary Public

My Commission Expires: 3/8/2030

Janice Deans
My Commission Expires
3/8/2030
Notary ID124147798

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Roberta Labart**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas this 26th day of June, 2026.

Janice Deans

Notary Public

My Commission Expires: 3/8/2030

Janice Deans
My Commission Expires
3/8/2030
Notary ID124147798

State of Texas
County of Dallas

Frank Geis, Affiant

SUBSCRIBED AND SWORN TO before me this 24th day of June, 2026.

Theresa Van Zandt
Notary Public

My Commission Expires: 4-5-2030

THERESA VAN ZANDT
Notary ID # 445026-7
My Commission Expires
April 05, 2030

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Roberta Labarr~~, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

* FRANK GEIS

Witness my hand and official seal at Richardson, Texas this 24th day of June, 2026.

Theresa Van Zandt
Notary Public

My Commission Expires: 4-5-2030

THERESA VAN ZANDT
Notary ID # 445026-7
My Commission Expires
April 05, 2030

Susan Geis Magrabi

Susan Geis Magrabi, Affiant

State of Idaho
County of Canyon

SUBSCRIBED AND SWORN TO before me this 23 day of JUNE, 2026.

Cathy Sparks
Notary Public

My Commission Expires: 11-7-2030

STATE OF Idaho
COUNTY OF Canyon

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Susan Geis Magrabi**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nampa Id, _____ this 23 day of JUNE, 2026.

Cathy Sparks
Notary Public

My Commission Expires: 11-7-2030

CATHY SPARKS
COMMISSION #13810
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/07/2030

State of Texas
County of Dallas

Joseph R Geis, Affiant

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2026.

Notary Public

My Commission Expires: 3/8/2030

Janice Deans
My Commission Expires
3/8/2030
Notary ID124147798

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Joseph R Geis**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas this 26th day of June, 2026.

Notary Public

My Commission Expires: 3/8/2030

Janice Deans
My Commission Expires
3/8/2030
Notary ID124147798

Edward J Geis by Joseph R Geis, his Attorney-in-fact

Edward J. Geis, by Joseph R. Geis, his Attorney-In-Fact

State of Oklahoma
County of Pontotoc

SUBSCRIBED AND SWORN TO before me this 24 day of June, 2026.

Summer Stick
Notary Public

My Commission Expires: 02-22-2028

SUMMER STICK
Notary Public, State of Oklahoma
Commission # 24002521
My Commission Expires 02-22-2028

STATE OF Oklahoma
COUNTY OF Pontotoc

On this 24 day of June, 2026, before me personally appeared Joseph R. Geis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward J. Geis as per a Power of Attorney recorded in Instrument No. _____, acknowledged that such person executed the same as the free act and deed of Edward J. Geis.

Witness my hand and official seal at Ada, Oklahoma this 24 day of June, 2026.

Summer Stick
Notary Public

My Commission Expires: 02-22-2028

SUMMER STICK
Notary Public, State of Oklahoma
Commission # 24002521
My Commission Expires 02-22-2028

State of Oklahoma
County of Tulsa

Kathryn Cloyde

Kathryn Cloyde, Affiant

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2026.

Notary Public, Eric Ludeke

My Commission Expires: 02-10-2029

ERIC LUDEKE
Notary Public - State of Oklahoma
Commission Number 25001645
My Commission Expires Feb 10, 2029

STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Kathryn Cloyde**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tulsa, OK this 26th day of June, 2026.

Notary Public, Eric Ludeke

My Commission Expires: 02-10-2029

ERIC LUDEKE
Notary Public - State of Oklahoma
Commission Number 25001645
My Commission Expires Feb 10, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 07/06/26 (date of document).

Jennifer L Pennell

7/6/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 6th, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON