Karen Johnson Davidson County
Batch# 1467473 DEEDWARR
09/02/2026 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20260902-0081382

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 27th day of August 2026.

Linzie Hahn
Notary Public
My commission expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Natalie Smith	**ROCKET MORTGAGE, LLC, ISAOA**	**173090A61600CO**
2425 Alteras Dr	**1050 WOODWARD AVE**	
Nashville, TN 37211	**DETROIT, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dorothy B Geiger, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 746, Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dorothy B Geiger, a married person, by Warranty Deed from Edward Joseph Kerr, Jr and Mae Helen Kerr, husband and wife, dated April 24, 2018, of record in Instrument No. 20180501-0040987, in the Register's Office for Davidson County, Tennessee. James T Geiger joins in the execution of security instrument to convey any marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Detention Agreement of record in Instrument No. 20020628- 0078164, in said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20051213- 0149579, in said Register's Office.

Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

Restriction Amendment of record in Instrument No. 20220228-0022407, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20250731-0060395, said Register's Office.

Comcast Easement of record in Instrument No. 20130916-0097049, said Register's Office.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on July 25, 2024 against Carol Smith, in favor of OneMain Financial Group, LLP, Docket No. 24GC8028, in the amount of $15,506.95, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20240912-0070264, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2425 Alteras Dr, Nashville, TN 37211.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Dorothy B Geiger Date: 08-27-24

Dorothy B Geiger

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, Dorothy B Geiger, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August 2024.

NOTARY PUBLIC

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

James T. Geiger Date: 08/21/2026
James T Geiger

STATE OF Ohio

COUNTY OF Huron

Personally appeared before me, a Notary Public of said County and State, James T Geiger, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2026.

Rebecca Shaver
NOTARY PUBLIC

My Commission Expires: 04/20/2030

NOTARY PUBLIC STATE OF OHIO

REBECCA SHAVER
Notary Public
State of Ohio
My Comm. Expires
April 20, 2030

Certificate of Authenticity

I, Danielle Watson, 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 8/27/26.

Date

Danielle Watson

Affiant Signature

8/27/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2026.

L Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029