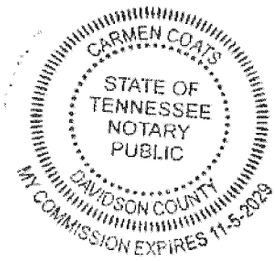
Karen Johnson Davidson County
Batch# 1471645 DEEDWARR
09/10/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260910-0084248

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle Geiger and Briana Binnie	MOVEMENT MORTGAGE, U	112-00-0-091.00
9033 Old Charlotte Pike	9024 CALVIN HALL RD	
Pegram, TN 37143	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHRIS G. HARMON AND SHARON K. HARMON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE GEIGER, AN UNMARRIED MAN, AND BRIANA BINNIE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968, and being more particularly described as follows, to-wit: Beginning at a point in the Easterly margin of Old Charlotte Pike, said point being 687 feet in a Southerly direction along the Easterly margin of Old Charlotte Pike from the Northwest corner of the property conveyed to J. Dedrick Stevens and E.D. Hill by deed from B.T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office; thence South 74 degrees 50 minutes East a distance of 827 feet to a point, South 2 degrees 46 minutes West a distance of 167 feet to a point; thence North 74 degrees 45 minutes West a distance of 867 feet to a point in the Easterly margin of Old Charlotte Pike (part of last call being erroneously omited from prior deed); thence along the Easterly margin of Old Charlotte Pike North 17 degrees 36 minutes (Erroneously shown as 37 minutes in prior deed) East a distance of 160 feet to the point of beginning. Said tract of land being designated as Tract No. 5.

Being the same property conveyed to Chris G. Harmon, and Sharon K. Harmon, husband and wife by Warranty Deed from Jason R. Seaman and Adele Nolan, husband and wife of record in Instrument No. 20220921-0104875 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 21, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 9033 Old Charlotte Pike, Pegram, TN 37143, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2026.

Chris G. Harmon

Sharon K. Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris G. Harmon and Sharon K. Harmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2026.

Notary Public

My Commission Expires: 02.05.30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 1, 2026

Affiant Signature

10th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

