Karen Johnson Davidson County
Batch# 618690 DEEDWARR
04/20/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20210420-0052707



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $860,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of April, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
H Wilson Welshans and Thomas Lee Warren (NAME)	Property Owner (NAME)	033100036.00 & 03306023.0
900 Weeping Willow Way (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2871		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Margie H. Binkley and husband, Richard C. Binkley,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **H Wilson Welshans and Thomas Lee Warren**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Sumner County, Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Willow Village of record in Plat Book 9700, Page 726, and revised in Instrument No. 200007060067000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Willow Village of record in Plat Book 9700, Page 726, and revised in Instrument No. 200007060067000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley by Warranty deed from Estelle Parker, a single woman and D.C. Porter a/k/a Dennis Cornell Porter of record in Book 10042, page 529, Register's Office for Davidson County, Tennessee, dated May 6, 1996 and recorded on May 7, 1996.

Tract 1:
Being the same property conveyed to Margie H. Binkley by Quitclaim deed from Richard C. Binkley and wife, Margie H. Binkley of record in Instrument No. 20050627-0073454 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 27, 2005.

Tract 2:
Being the same property conveyed to Margie H. Binkley by Quitclaim deed from Richard C. Binkley and wife, Margie H. Binkley of record in Instrument No. 20050627-0073456 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 27, 2005.

This property is __unimproved _X_improved property known as: 900 Weeping Willow Way, Goodlettsville, TN 37072-2871.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Sumner County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of April, 2021.

Margie H. Binkley

Richard C. Binkley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie H. Binkley and Richard C. Binkley, the herein bargainor, 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 and official seal, this the 19th day of April, 2021.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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