WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11934-TH

Karen Johnson Davidson County
Batch# 642374 DEEDWARR
05/21/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210521-0069587

WARRANTY DEED

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-24

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2278LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taylor R. Binkley	United Wholesale Mortgage LLC	
3353 Harpeth Springs Drive	585 South Boulevard E	141 06 0D 115.00
Nashville, TN 37221	Pontiac MI 48341	

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 ACKNOWLEDGED, WE,

MARK L JOHNSON AND HOLLEY B JOHNSON, HUSBAND AND WIFE

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

TAYLOR R. BINKLEY, A SINGLE WOMAN, AS SOLE OWNER

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:

Unit 115, Horizontal Property Regime Private Element Plat Riverbridge Community Planned Unit Development, as shown on the Plat of record in Plat Instrument 20030213-0019999, in the Register's Office for a more particular description of said property.

Being the same property conveyed to Mark L. Johnson and Holley B. Johnson, by Quitclaim Deed from Markur Territories, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20120228-0017102, in the Register's Office of Davidson County, Tennessee, dated February 27, 2012 and recorded on February 28, 2012.

Being the same property conveyed to Markur Territories, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Mark Johnson and Holley Johnson, of record in Instrument No. 20090622-0057961, in the Register's Office of Davidson County, Tennessee, dated June 17, 2009 and recorded on June 22, 2009.

Being the same property conveyed to Mark Johnson and Wife, Holley Johnson, by Quitclaim Deed from Markur Territories, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20090122-0005401, in the Register's Office of Davidson County, Tennessee, dated November 18, 2008 and recorded on January 01, 2009.

Being the same property conveyed to Markur Territories, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Mark Johnson and wife, Holley Johnson, of record in Instrument No. 20041207-0145981, in the Register's Office of Davidson County, Tennessee, dated December 01, 2004 and recorded on December 07, 2004.

Being the same property conveyed to Mark Johnson and Holley Johnson, husband and wife, by Warranty Deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040914-0110683, in the Register's Office of Davidson County, Tennessee, dated September 10, 2004 and recorded on September 14, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horizontal Property Regime Private Element Plat Riverbridge Community Planned Unit Development, as recorded in Plat Instrument No. 20030213-0019999.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044 and Amended in Instrument No. 20030303-0027396 and Supplemented in Instrument Nos. 20030806-0111893, 20090317-0023975, 20100330-0023630..
5. Easement for Dedication of Public Utilities, recorded in Book 7601, Page 415.
6. Easement for Right of Way, recorded in Instrument No. 20081208-0118318.
7. Easement recorded in Book 1298, Page 244, Instrument No. 20121114-0104692.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

This is Improved property known as 3353 Harpeth Springs Drive, Nashville, TN 37221

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 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.

Witness my hand on the 20th day of May, 2021.

Mark L Johnson

Holley B Johnson

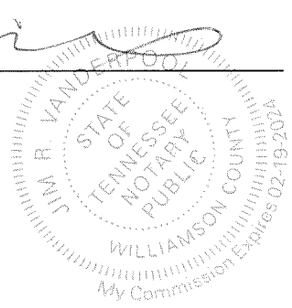
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARK L JOHNSON AND HOLLEY B JOHNSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of May, 2021.

Notary Public



My Commission Expires: 2-19-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM