Karen Johnson Davidson County
Batch# 655454 DEEDWARR
06/11/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20210611-0079143

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Holmes and Courtney Holmes	New Owner	104-01-0-456.00
(NAME)	(NAME)	
203 36th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Laura Binkley and Christopher Binkley, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Holmes and Courtney Holmes, husband and wife,** 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:

BEING LOT NUMBER 2, ON THE PLAN OF THE RESUBDIVISION OF THE EASTERLY ONE-HALF OF LOT 174, ON THE PLAN OF PART OF WEST GROVE SUBDIVISION (Book 421, page 88, R.O.D.C., TN) AND LOT 8 AND PART OF 5, ON THE MAP OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176 WEST GROVE (Book 547, page 185, R.O.D.C., TN), as shown in Plat LG recorded in Instrument Number 20140708-0060178, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

BEING the same property that was conveyed to Laura Binkley and Christopher Binkley, husband and wife, by Warranty Deed from Jay T. Faulkner and Rachel L. Faulkner, husband and wife, dated April 26, 2016, of record in Instrument No. 20160429-0042266, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 203 36th Avenue N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 421, page 88; Book 547, page 185 and Instrument No. 20140708-0060178, ; easement of record in Instrument No. 20150309-0019857; all of record in the Register's Office for Davidson County, Tennessee.

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 is 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 our hands this 1st day of June, 2021.

Laura Binkley

Christopher Binkley

State of Tennessee
County of ~~Williamson~~ Davidson
SS

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laura Binkley and Christopher Binkley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this 1st day of June, 2021.
SS

Notary Public
My Commission Expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

File No.: 34397

Tennessee Certification of Electronic Document

I, Benjamin Seamon (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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(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).

SA0241

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