This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12208-LV

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 683721 DEEDWARR
07/26/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210726-0100154

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Bailey Manning and Barrett Taylor Manning 348 Binkley Dr. Nashville, TN 37211	New Owners	147 01 0 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Robert Lee Martin, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Bailey Manning and Barrett Taylor Manning, wife and husband**, 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:

Being Lot No. 382 on the Plan of Section Two, Caldwell Hall, as of record in Book 2900, page 96, Register's Office for said County.

Said Lot fronts 80 feet on the North side of Binkley Drive and runs back 125 feet on the West line and 170 feet on the East line to a dead line in the rear, which is a broken line, on which it measures 101.3 feet.

Being the same property conveyed to Robert Lee Martin, an Unmarried Person, by Warranty Deed from Evelyn W. Henderson, an Unmarried Person, of record in Instrument No. 20010827-0092209, in the Register's Office of Davidson County, Tennessee, dated August 22, 2001 and recorded on August 27, 2001.

Stacie Ethridge-Martin joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **348 Binkley Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2021.

GRANTOR:

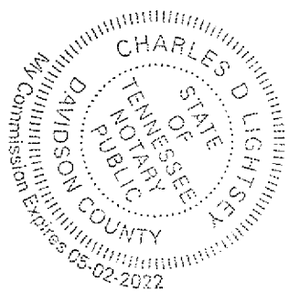
Robert Lee Martin

Stacie Ethridge-Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Lee Martin and Stacie Ethridge-Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2021.



Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **Joshua A. Terry**, 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 July 1st 2021.

Affiant Signature

7/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/22/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON