Karen Johnson Davidson County
Batch# 722854 DEEDWARR
09/23/2021 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $999.61
20210923-0128015

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Brent C. Binns, 414 Rosedale Avenue, Apt. 201, Nashville, TN 37211-2198

Order Number: 70686857

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Garland Binns, Jr. and Bettye Binns, Husband and Wife,** for Two Hundred Seventy Thousand One Hundred Sixty-Five and 00/100 Dollars ($270,165.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **Brent C. Binns, a single man,** whose address is 414 Rosedale Avenue, Apt. 201, Nashville, Tennessee 37211-2198, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414201, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211- 0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Be the same more or less, but subject to all legal highways.

PCL 70686857DWAR01020104

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

All encumbrances, restrictions, Declarations, and other matters include in the Deed recorded as Instrument No. 20161121-0122562 in the Register's Office, Davidson County, Tennessee and all other easements, restrictions, and matte of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 105 16 0C 051.00
Street address of property: 414 Rosedale Avenue, Apt. 201, Nashville, Tennessee 37211-2198
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20161121-0122562 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Brent C. Binns, 414 Rosedale Avenue, Apt. 201, Nashville, Tennessee 37211-2198

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed dated between Garland Binns, Jr. and Bettye Binns, a married couple, as Grantors, and Brent C. Binns, a single person, as Grantee.

Signed this 16th day of July, 2021.

Signatures of Grantors:

Garland Binns, Jr.

Bettye Binns

Bettye Binns

STATE OF Arkansas, COUNTY OF Pulaski, SS:

BE IT REMEMBERED That on this 16th day of July, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Garland Binns, Jr. and Bettye Binns, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Miccole E Blake

Notary Public

NOTARY PUBLIC
MICCOLE E BLAKE
MY COMMISSION # 12708944
EXPIRES: October 9, 2029
Pulaski County

PCL 70686857DWAR01010304

Property Address: 414 Rosedale Avenue, Apt. 201, Nashville, Tennessee 37211-2198
Tax Parcel: 105 16 0C 051.00

Oath of Consideration

I or we, Garland Binns Jr and Bettye Binns, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,165.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 16th day of July, 2021.

Signatures of Affiant(s):

Garland Binns Jr. Bettye Binns

Sworn and subscribed before me this 16th day of July, 2021

Miccole E Blake
Notary Public

MICCOLE E BLAKE
NOTARY PUBLIC
TENNESSEE
PUBLIC
MY COMMISSION # 12708944
EXPIRES: October 9, 2023
Pulaski County

PCL 70686857DWAR01010404

Tennessee Certification of Electronic Document

I, Rana Ramahi, 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 16, 2021 (date of document).

Affiant Signature

July 16, 2021
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2 day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: 4/11/2025

NOTARY'S SEAL

LEIGH A WEIR
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 11, 2025
Acting in the County of Wayne