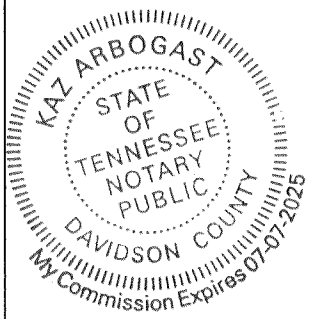
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor B. Johnson and Marie P. Suver	New Owner	
(NAME)	(NAME)	
330 East 39th St., 21C		118 14 0 055.00
(ADDRESS)	(ADDRESS)	
New York, NY 10016		
(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, **MARK BRADEN BINKLEY AND AMANDA BINKLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREVOR B. JOHNSON AND MARIE P. SUVER, 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:

Land in Davidson County, Tennessee, being the South 65 feet of Lot No. 80 and the North 10 feet of Lot No. 82 on the Map of Woodmont Boulevard Section of Marengo Park of record in Book 1130, Page 2, Register's Office for said Davidson County, Tennessee.

According to an unregistered copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said Lots adjoin and front together 75 feet on the Westerly side of Rainbow Place, formerly Shirley Place, and run back between lines 187.67 feet on the Northerly line of Part of Lot No. 80 and 190.67 feet on the Southerly line of part of Lot No. 82, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Mark Braden Binkley and Amanda Binkley, Husband and Wife, by Warranty Deed from Elrod Family Holdings, LLLP, a Georgia Limited Partnership, of record in Instrument No. 20130806-0082019, in the Register's Office of Davidson County, Tennessee, dated July 10, 2013 and recorded on August 06, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3507 Rainbow Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 775857 DEEDWARR
12/17/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20211217-0167112

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 my hand this 14 day of Dec, 2021.

MARK BRADEN BINKLEY

AMANDA BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Braden Binkley and Amanda Binkley, the bargainors, with whom I am personally acquainted or proved to me 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 this 14 day of Dec, 2021.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public

True Copy Certification

I, **Kaz Arbogast,** 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 this the 14th day of December, 2021.

Affiant Signature
Date 12/14/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

