Karen Johnson Davidson County
Batch# 825376 DEEDWARR
03/21/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220321-0032176

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of March, 2022.

Notary Public

Commission Expiration: 09/02/2024

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Music City Rental Holdings, LLC 1320 Stratford Avenue Nashville, TN 37216	SAME AS NEW OWNER.	120-05-0-173.00

WARRANTY DEED

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, **George D. Binkley, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Rental Holdings, LLC, a Tennessee Limited Liability Company**, 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:

Property known as: 416 Glenpark Drive, Nashville, TN 37217, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 5C-9 on the Plan of Glengarry Park Subdivision, Section 5-C, of record in Book 3500, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 5C-9 fronts 90 feet on the southeasterly margin of Glenpark Drive and runs bank between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to George D. Binkley and wife, Doris Binkley, by Deed from Clarence E. Fagan, Jr. and Lura B. Fagan, dated 03/20/1973 and recorded 03/23/1973 in Book 4691, Page 516, Register's Office for Davidson County, Tennessee. The said Doris Binkley died on 02/25/2012 per Certificate of Death, State of Tennessee Office of Vital Records, leaving George D. Binkley as sole owner of said property.

Tax Map/Parcel ID: 120-05-0-173.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 416 Glenpark Drive, Nashville, TN 37217

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 2nd day of March, 2022.

George D. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2022, before me personally appeared **George D. Binkley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of March, 2022.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/11/2022 ____ (date of document).

Affiant Signature

03/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of March, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025