Karen Johnson Davidson County
Batch# 848081 DEEDWARR
04/29/2022 10:10:02 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60
20220429-0049800

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440610**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $408,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2022. Notary Public My Commission Expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires December 12, 2022 WILSON COUNTY

WARRANTY DEED

Address New Owner: Jacob Singer and Lauren Singer 3515 Binkley Road Nashville TN 37080	Send Tax Bills To: Gardner Financial 3503 Paesanos Pkwy San Antonio, TX 87231	Tax Information: Tax Parcel ID No. 014 00 0 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Driskill and Kristen Kennedy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Singer and Lauren Singer, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, bears Tax Parcel Identification No. 014 00 0 060.00, and is described as follows:

Beginning at a point in the Southerly boundary of Binkley Road at the Northwest corner of the H.F. Dalton Tract; thence, North 83° 25 minutes West, 150 feet to a point; thence, South 06° 35 minutes West 200 feet to a point; thence, South 06° 35 minutes West 175 feet to a point; thence, South 03° West 431 feet to a point; thence South 89° 08 minutes East 150 feet to a point; thence North 03° East 431 feet to a point; thence, North 06° 35 minutes East 140 feet to a point; thence North 06° 35 minutes East 200 feet to the point of beginning.

Being the same property conveyed to Phillip Driskill and Kristen Kennedy, husband and wife, by Warranty Deed from Tomas Jiron, unmarried, of record in Instrument No. 20190204-0010377, in the Register's Office of Davidson County, Tennessee, dated January 25, 2019 and recorded on February 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3515 Binkley Road Nashville TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of April, 2022.

Phillip Driskill

Kristen Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Driskill and Kristen Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public
My Commission Expires: 07/17/2023



