Name and Address of New Owner:
Dale Wheeler and Tina Wheeler
1172 Safety Harbor Cv,
Old Hickory, TN 37138
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 875001 DEEDWARR
06/21/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,782.25
20220621-0070582

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064030B11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dennis T. Bynum and Shaunelle Z. Bynum, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dale Wheeler and Tina Wheeler, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 190 on the plan of BRANDYWINE POINTE, PHASE SIX, SECTION TWO, as shown by plat of record in Plat Book 7900, Page 947, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis T Bynum, Jr, and Shaunelle Z Bynum, husband and wife, by Warranty Deed from Leslie W Butler and John D Lanier, wife and husband, dated December 10th, 2013, and recorded December 17th, 2013, of record in Instrument No 20131217-0127428 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1172 Safety Harbor Cove, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2022.

(SEAL)
Dennis T. Bynum

(SEAL)
Shaunelle Z. Bynum

STATE OF Florida
COUNTY OF Okaloosa

On this 2nd day of June, 2022, before me personally appeared Dennis T. Bynum and Shaunelle Z Bynum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2022.

Karen M. Hughes
Notary Signature
My commission expires:

KAREN M. HUGHES
Notary Public · State of Florida
Commission # HH 221884
My Comm. Expires Jan 30, 2026
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,292,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamuka Jones
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary Signature
My commission expires:

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Certificate of Authenticity

I, Jamika Jones, 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 6/2/2022.

Date

Jamika Jones

Affiant Signature

06/08/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206210070582