Karen Johnson Davidson County
Batch# 880380 DEEDWARR
06/29/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220629-0074879

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this 21 day of June, 2022.

Notary Public
My Commission Expires: 01-06-2025

2022-303

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Lyons	New Owner	
2019 Pinecrest Drive	2019 PINECREST DRIVE	162 09 0D 010.00
Nashville, TN, 37211	NASHVILLE, TN 37211	

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

Dustin K. Bingemer, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lauren Macy Lyons, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 10, Pinecrest Townhomes, A Planned Unit Development, as shown in Exhibit A-2 of Declaration of Covenants, Conditions, and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument Number 20081230-0123641 and Amended at Instrument Number 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Special Warranty Deed from J.D. Eatherly, a married man to Dustin K. Bingemer, an unmarried man, recorded June 22, 2015, as Instrument No. 20150622-0059336 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2019 Pinecrest Drive, Nashville, TN 37211**

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 our hands this 21st day of June, 2022.

Dustin Keith Bingemer

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 Dustin Keith Bingemer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 JUNE 21, 2022.

Date

Affiant Signature

6/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)