Karen Johnson Davidson County
Batch# 891670 DEEDWARR
07/20/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220720-0083255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

MJ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

BETHANY D SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0454

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Jordan Lopez and Gracelynne Faith Lopez	Movement Mortgage	Map: 1191508900
(NAME) 155 Lake Park Dr.	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUTH L. BINKLEY A/K/A RUTH C. BINKLEY, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW JORDAN LOPEZ AND GRACELYNNE FAITH LOPEZ, 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 Lot No. 9, on the Plan of Southlake, Section 4, as of record in Book 3300, Page 85, Register's Office for said County. Said Lot No. 9 fronts 85.0 feet on the south side of Lake Park Drive and extends back 244.45 feet on the west line and 197.75 feet on the east line, to a dead line in the rear measuring 114.0 feet thereon.

Being the same property conveyed to Arnold E. Binkley and wife, Ruth C. Binkley, by deed from Elrod Construction Company, of record in Book 3762, Page 219, dated May 6, 1964, Register's Office for said

County. The said Arnold E. Binkley died March 2, 2012 and title vested in Ruth C. Binkley, as surviving tenant by the entirety.

Ruth L. Binkley and Ruth C. Binkley being one in the same person.

The signature of Ruth L. Binkley is signed by his/her duly appointed Attorney-in-Fact, Theresa Dillehay, pursuant to the Power of Attorney of record in Instrument No. 202207200083254, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 85, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3460, Page 484, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 155 Lake Park Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of July, 2022.

Ruth L. Binkley by Teresa Dillehay her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Teresa Dillehay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Ruth L. Binkley, as his/her Attorney-in-Fact, as the free act and deed of the within named Ruth L. Binkley.

Witness my hand and official seal this 19th day of July, 2022.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 7/19/2022.

Date

Affiant Signature

7/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY