Karen Johnson Davidson County
Batch# 904219 DEEDWARR
08/16/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220816-0092931

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3723

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 5-18516-RL

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2022

Notary Public

Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annalese Fraughton 1011 Hammack Court Nashville, TN 37214	NEW OWNER	108-16-0-310.00

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, I/WE,

Jeffrey Crowe Binkley, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annalese Fraughton, an unmarried woman

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. 73-B, Zone Lot Division, Percy Priest Woods, Lots 53, 55, 70, 71, 72, 73, and 74 Revised, Section Three, as of record in Plat Book 5200, Page 789, as amended in Plat Book 6250, Page 583, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Kimberley D. Binkley Dell'Agnese, and husband, Robert Dell'Agnese to Jeff C. Binkley, and wife, Paula K. Binkley, recorded May 6, 2005, as Instrument no. 20050506-0051376 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Decree from Jeffrey Crowe Binkley to Paula Kay Bartlett Binkley, recorded December 28, 2005, as Instrument No. 20051228-0155561 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Paula K. Binkley to Jeffrey C. Binkley, individually, recorded June 27, 2006, as Instrument No. 20060627-0076419 in Davidson County, Tennessee Register of Deeds.

Helen Binkley joins in the execution of this instrument for the sole purpose of conveying her marital interest in the above-described property as contemplated by T.C.A § 26-2-301, et seq., or other similar law.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1011 Hammack Court, Nashville, TN 37214

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 so 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.

Dated this the 15th day of August, 2022.

Jeffrey Crowe Binkley

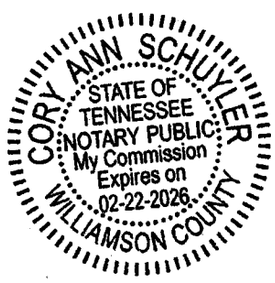
Helen Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2022, before me personally appeared Jeffrey Crowe Binkley and Helen Binkley, 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 15th day of August, 2022.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 8/15/22.

Kathy Smith
Affiant Signature

8/16/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8/16/2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

