Karen Johnson Davidson County
Batch# 933566 DEEDWARR
10/25/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20221025-0115645

WARRANTY DEED

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$386,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2022.

Notary Public

My commission expires: 1/6/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victor O'Rourke, III **Kaitlyn Hay**	Same as new owners	**Map 108-12-0 Parcel 150.00**
3020 Reelfoot Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bruce A. Binkley, unmarried

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

Victor O'Rourke, III, a single man, a sole owner

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. 76, on the Plan of Section Three, Reelfoot Subdivision, of record in Plat Book 6250, Page 167, 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 Bruce A. Binkley, unmarried, by Warranty Deed dated June 30, 1997 from Jackie W. Perry McCormick and husband, Donald F. McCormick, of record in Book 10518, Page 446, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 6250, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 6612, Page 610, Register's Office for Davidson County, Tennessee. 3) Easement for Road as setout in Book 6107, Page 84, said Register's Office. 4) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, for Sewer Services of record in Book 7322, Pages 363 and 376, said Register's Office. 5) Taxes for the current year prorated and paid by the Grantor.

This is improved (__x__) Unimproved (____) property, known as **3020 Reelfoot Drive, 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 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 my/our hand(s) this **19th** day of **October, 2022.**

Bruce A. Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bruce A. Binkley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **October, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 10/19/2022 (date of document).

Jessica Gebhart
Affiant Signature

10/24/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

