Karen Johnson Davidson County
Batch# 945949 DEEDWARR
11/30/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221130-0125414

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227781 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$275,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of November, 2022. Notary Public My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2022, among:

KAREN MAYS BICKEL AND DONNA RANDALL BINKLEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KATIE JONES BICKEL, MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, April 4, 1967, as follows:

Beginning at an iron pin in the northerly margin of Pawnee Trail, located 815.3 feet, as measured with said margin, from its intersection with the northeasterly margin of Hudson Road; thence leaving said margin, North 23° 55' West 697.7 feet to an iron pin; thence North 64° 28' East 191 feet to an iron pin; thence South 23° 55' East 675 feet to an iron pin in the northerly margin of said Pawnee Trail; thence with said margin, South 57° 43' West 194 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Joe Allen Mays and wife, Emogene I. Mays by deed from George Dewey Daniel and wife, Ruth Marie Daniel, dated May 16, 1967, of record in Book 4135, page 395, Register's Office for Davidson County, Tennessee. The said Joe Allen Mays having since died on December 18, 2019, leaving Emogene I. Mays as surviving tenant by the entirety. The said Emogene I. Mays having since died testate on April 6, 2022 and pursuant to the Last Will and Testament of Emogene Mays, Docket No. 22P-1023, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Karen Diane Mays nka Karen Mays Bickel and Donna Mays Randall nka Donna Randall Binkley. The property was further conveyed to Karen Mays Bickel and Donna Randall Binkley, as tenants in common by deed from Karen Mays Bickel, Executrix for the Estate of Emogene Mays, dated October 19, 2022, of record in Instrument No. 20221020-0224457, said Register's Office.

This property being known as 1616 Pawnee Trail, Madison, TN 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Karen Mays Bickel

Karen Mays Bickel

Donna Randall Binkley

Donna Randall Binkley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Karen Mays Bickel and Donna Randall Binkley**, the within named bargainor(s), 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 this 30 day of November, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Katie Jones Bickel
Address: 1616 Pawnee Trail
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: LOANDEPOT.COM, LLC
Address: 6531 IRVINE CENTER DRIVE, SUITE 100
City, State, Zip: IRVINE, CA 92618

Tax ID: 063-111.00

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 **November 30, 2022**.

Affiant Signature

11/30/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

