Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 972910 DEEDWARR
02/22/2023 10:24:18 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20230222-0012441

ADDRESS NEW OWNER:
Christie E. Cooper & Amanda Jo Graham
1741 Bakers Grove Road
Hermitage, TN 37076

SEND TAX BILL TO:

NEW OWNER

MAP/PARCEL 12300018100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Louis Binge and Lisa Marie Binge, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Christie E. Cooper and Amanda Jo Graham, a married couple, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Paul Binge Subdivision of record in Plat at Instrument No. 202205250060844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paul Louis Binge and wife, Lisa Marie Binge by Warranty deed from Old South Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20191210-0127265 Register's Office for Davidson County, Tennessee, dated December 6, 2019, and recorded on December 10, 2019.

This is improved property known as: **1741 Bakers Grove Road, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 21st day of February, 2023.

WITNESS MY HAND on this the 21st day of February, 2023.

Paul Louis Binge
Paul Louis Binge

Lisa Marie Binge
Lisa Marie Binge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paul Louis Binge and Lisa Marie Binge,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of February, 2023.

NOTARY PUBLIC

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of February, 2023.

NOTARY PUBLIC

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

File No: 230030