Karen Johnson Davidson County
Batch# 995940 DEEDWARR
04/25/2023 01:49:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20230425-0030404

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 20th day of April, 2023, by and between **WESLEY W. BINKLEY and RANDI E. BINKLEY, Husband and Wife,** parties of the first part, and **BLAKEY DEAN PROPST, JR. and CASH HOUSE PROPERTY SOLUTIONS LLC,** parties of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the parties of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 691 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, 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 the same property conveyed to Wesley W. Binkley and wife, Randi E. Binkley by Warranty Deed dated April 28, 2017, from Susan H. Meadows, which appears of record in the Register's Office for Davidson County, at Nashville, Tennessee in Instrument No. 20170501-0042312.

THE PROPERTY ADDRESS AND/OR TAX PARCEL IDENTIFICATION NUMBER SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED. THIS INFORMATION SHALL NOT BE CONSTRUED AS AMENDING OR ALTERING THE DESCRIPTION SET FORTH ABOVE IN ANY WAY:

Tax Map No. 150-05-0-221.00

Property Address: 2836 Galesburg Dr, Nashville, TN 37217

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the parties of the second part, their successors and assigns in fee simple forever.

The parties of the first part covenant with the parties of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2023 are prorated and the payment is assumed by the parties of the second part.

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

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Wesley W. Binkley

Randi E. Binkley

STATE OF TENNESSEE)
:ss
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, WESLEY W. BINKLEY and RANDI E. BINKLEY, Husband and Wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20 day of April, 2023.

Notary Public

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
3/2/25

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Cash House Property Solutions, LLC and Blake Propst
c/o Flash Raise Funding, LLC
Address: 200 Bartlett, Ste. 108
El Paso, TX 79912

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $235,000.00, which

amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 25th day of April, 2023.

TEENA M SMITH
TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

Notary Public

My Commission Expires: 8/26/2024

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 April 20 2023 (date of document).

Affiant Signature

April 25 2023
Date

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature

My Commission Expires: 5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN