Karen Johnson Davidson County
Batch# 1006199 DEEDWARR
05/22/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20230522-0038445



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 19th day of May, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI Title
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sydney Binnington and Jordan Binnington	Sydney Binnington and Jordan Binnington	091 02 2T 001.00
6208 B New York Ave	6208 B New York Ave	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Trevor Jackson and Bethany A. Jackson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sydney Binnington and Jordan Binnington, joint tenants with rights of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6208 New York Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6208 New York Avenue, a Horizontal Property Regime, of record in Instrument Number 20190125-0007590, as amended in Instrument Number 20200526-0054230, in the Register's office for Davidson County, Tennessee, and with said Unit B being depicted on Exhibit "B" to said Amendment to Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Trevor Jackson and Bethany A. Jackson, husband and wife, by Warranty Deed from Harmony Homes of Tennessee, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200218-0017916, in the Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020; corrected by

that Instrument of Correction between Harmony Homes of Tennessee, LLC, and Trevor Jackson and Bethany A. Jackson, being recorded simultaneously herewith of record in Instrument No. 202305220038444, in the Register's Office for Davidson County, Tennessee.

Being improved property known as **6208 New York Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of May, 2023.

Trevor Jackson

Bethany A. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Trevor Jackson and Bethany A. Jackson, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of May, 2023.

Notary Public
My Commission Expires: May 7, 2027

Andrew Suzore
State of Tennessee Notary Public
Davidson County

LHI Title File No. 23-000015-670

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 05/19/2023 (date of document).

Affiant Signature

05/22/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

