Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2123

Karen Johnson Davidson County
Batch# 1016543 DEEDWARR
06/20/2023 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230620-0046501

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Urbinati and Sidalia Aguilar 901 Weeping Willow Way Goodlettsville, TN 37072	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	033-10-0-037.00

WARRANTY DEED

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

Margie H. Binkley, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Urbinati, III and Sidalia Aguilar, a married couple

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. 15 on the Plan of Final Plat of Willow Village of record in Plat Book 9700, Page 726, and revised in Instrument No. 20000706-0067000, 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 Richard C. Binkley and wife, Margie H. Binkley by Warranty deed from Estelle Parker, a single woman and D. C. Porter a/k/a Dennis Cornell Porter of record in Book 10042, Page 529 Register's Office for Davidson County , Tennessee, dated May 06, 1996 and recorded on May 07, 1996.

Being the same property conveyed to Margie H. Binkley by Quitclaim deed from Richard C. Binkley and wife, Margie H. Binkley of record in Instrument No. 20050627-0073455 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 27, 2005. Subject property is a rental, and never being the primary residence of herein grantor or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 901 Weeping Willow Way, Goodlettsville, TN 37072

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 we so covenant with 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.

Dated this the 15th day of June, 2023.

Margie H. Binkley

Margie H. Binkley

STATE OF TENNESSEE
COUNTY OF Sumner

On this 15th day of June, 2023, before me personally appeared Margie H. Binkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2023.

Chasity Petty

Notary Signature
My commission expires: 9-27-2026

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/27/2026
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/14/2023.

Affiant Signature – Joshua A. Terry

6/19/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/19/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON