WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077187 DEEDWARR
12/01/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231201-0092892

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026

(AFFIX SEAL)

MARY E. JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-110829

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martin Raudales Colindres and Priscila Andrade Euceda	Wesley Binkley	
(NAME)	(NAME)	
2836 Galesburg Drive		150-05-0-221
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLAKEY DEAN PROPST, JR. AND CASH HOUSE PROPERTY SOLUTIONS, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN RAUDALES COLINDRES AND PRISCILA ANDRADE EUCEDA, HUSBAND AND WIFE, 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. 691, on the Plan of Edge-O-Lake Estates, Section 17, as shown on plat of record in Book 4460, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wesley W. Binkley and wife, Randi E. Binkley by Warranty Deed from Susan H. Meadows, dated 04/28/2017, of record in Instrument No. 20170501-0042312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blakey Dean Propst, Jr. and Cash House Property Solutions, LLC by Warranty Deed from Wesley W. Binkley and Randi E. Binkley, husband and wife, dated 04/20/2023, of record in Instrument No. 20230425-0030404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2836 Galesburg Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 30th day of November, 2023

Blakey Dean Propst, Jr.

Cash House Property Solutions, LLC

BY: _____
Jennifer Haines
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Blakey Dean Propst, Jr., the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2023.

_____
Notary Public

My Commission Expires: 4/26/27

(SEAL)

STATE OF TENESSEE
COUNTY OF WILSON

On this the 30th day of November, 2023, before me personally appeared Jennifer Haines, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Cash House Property Solutions, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2023.

_____
Notary Public

My Commission Expires: 4/26/27

(SEAL)

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/30/23 (date of document).

Regina Sullo
Affiant Signature

December 1, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026