RETURN TO: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$507,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of February, 2024. Notary Public My commission expires: 11-8-27 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATE CROSSLIN ARCHDEACON, ROBERT A. BOLDEN AND JANETTE C. BOLDEN	**NEW OWNERS**	**147-02-0-086.00**
261 Binkley Drive		
Nashville, TN 37211		

Karen Johnson Davidson County
Batch # 1106405 **DEEDWARR**
03/01/2024 09:30:48 AM 2 pgs
Fees: $13.00 Taxes: $1,875.90
20240301-0014207

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

PHILLIP K. CONDRA, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATE CROSSLIN ARCHDEACON, AN UNMARRIED WOMAN, AND ROBERT A. BOLDEN AND JANETTE C. BOLDEN, 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:

Land in Davidson County, Tennessee, being Lot No. 164, as shown on the map entitled Caldwell Hall Section One (Revised), of record in Plat Book 2900, pages 57-59, and surveyor's certificate of correction of record in Book 3030, pages 53 and 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PHILLIP K. CONDRA, UNMARRIED MAN, by deed from SHARIF ZAKHARY AND SARA L. SPENCER, NOW ZAKHARY, MARRIED, of record in Instrument No. 20200707-0073066, dated July 2, 2020, said Register's Office.

This is improved property known as 261 Binkley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 28th day of February, 2024.

PHILLIP K. CONDRA

State of TN)
County of DAVIDSON)

On this 28th day of February, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared PHILLIP K. CONDRA, personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Warranty Deed for the purposes herein set forth.

NOTARY PUBLIC

My Commission Expires:

3.24.2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY