Karen Johnson Davidson County
Batch# 1123289 DEEDWARR
04/16/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20240416-0027045

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of April, 2024

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 Schmitt 1026 Dozier Place Nashville, TN 37216	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	072-10-0-055

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,

Kenneth Wayne Binkley and wife, Belinda Ann Binkley

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

Joseph Schmitt, an unmarried man

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. 9, and the southwesterly triangle part of Lot 36 on the Plan of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 and part of Lot No. 36 front together 53.3 feet on the southerly side of Dozier Avenue and extends back 165.1 feet on the westerly line and 169 feet more or less on the easterly line to a dead line, measuring 48 feet more or less thereon.

Being the same property conveyed to Kenneth Wayne Binkley and wife, Belinda Ann Binkley by Warranty deed from Homer H Hamilton, unmarried of record in Book 7928, page 752, Register's Office for Davidson County, Tennessee, dated 8/31/1989 and recorded on 9/1/1989. (Value or consideration shown in aforementioned deed $40,000.00.) Being also known as 1026 Dozier Place Nashville, Tennessee 37216.

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: 1026 Dozier Place, Nashville, TN 37216

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 11th day of April, 2024.

Kenneth Wayne Binkley

Kenneth Wayne Binkley

Belinda Ann Binkley

Belinda Ann Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2024, before me personally appeared Kenneth Wayne Binkley and Belinda Ann 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 11th day of April, 2024.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2-22-2026

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 4/11/2024.

Affiant Signature – Joshua A. Terry

4/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/16/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27