Karen Johnson Davidson County
Batch # 1131174 DEEDWARR
05/06/2024 09:25:40 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20240506-0032944

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1338

DANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSE
COUNTY OF DAVIDS(

The actual consideration or value whichever is greater, for this transfer is **$470,000.00**

Subscribed and sworn to before me this 1st day of May, 2024.

Notary Public Affiant
My Commission Expires: 9-6-26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
KennethThompson **6599 Frye Lane** **Nashville, TN 37076**	Same as New Owner	**074160A08700CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Aaron M. Sarles, and Allison Anne Couturier as sole heirs at law of LAVERNE SUE SARLES**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kenneth Thompson,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a portion of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company by Special Warranty deed from Linda Binns Dsspayne, an individual ("LBD") as to a one-third (1/3) undivided interest, Tom Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014 ("TDB") as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual ("MKB") as to a one-third (1/3) undivided interest (LBD, TDB, and MKB) of record in Instrument No. 20170802-0078781 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

Being a portion of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company by Quitclaim deed from Binns Farm Land Company, LLC, a Tennessee limited liability company of record in Instrument No. 20210203-0015258 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 03, 2021.

Being the same property conveyed to LaVerne Sarles, an unmarried woman by Special Warranty deed from Parkhaven Communities, LLC, a Tennessee limited liability company of record in Instrument No. 20220316-0030573 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 16, 2022.

The said LaVerne Sue Sarles died intestate April 19, 2023 with said real property vesting in her sole heirs at law, Aaron M. Sarles and Allison Anne Couturier. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office for Davidson County, Tennessee. Her estate being administered through Davidson County, Tennessee Probate Court, Docket No. 23P1511.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 6599 Frye Lane, Nashville, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1st day of May, 2024.

Aaron Sarles

Allison Couturier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Aaron Sarles and Allison Couturier,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1st day of May, 2024.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027