WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #24-TC-3706-P

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1155743
07/09/2024 12:50:54 PM
Fees: $13.00 Taxes: $4,532.50

Davidson County
DEEDWARR
2 pgs

20240709-0051388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lillian Bronson Binner and Travis Michael Kozak	**New Owner**	
(NAME)	(NAME)	**104 05 0 172.00**
3706 Princeton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN MITCHELL CARRINGTON, II AND KATHLEEN INGRAM CARRINGTON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LILLIAN BRONSON BINNER AND TRAVIS MICHAEL KOZAK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Easterly 25 feet front and 52 feet rear of Lot No. 4 and the Westerly 30 feet front and 20 feet rear of Lot No. 5 on the map of J. D. TORREY'S SUBDIVISION OF LOTS NO. 411 & 503 IN RICHLAND
REALTY CO'S DIVISION "C" of record in Plat Book 421, Page 186, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the Northerly margin of Princeton Avenue 25 feet East of the common corner of Lots Nos. 3 and 4 of said subdivision; thence Northerly 135 feet more or less to a point in the Southerly margin of an alley 20 feet East of the common corner of Lots Nos. 3 and 4; thence Easterly with the Southerly margin of said alley 45 feet to a joint 25 feet West of the Northeast corner of Lot No. 5 of said subdivision; thence Southerly 94 feet, more or less to a point in the Northerly margin of Princeton Avenue 20 feet West of the Southeast corner of Lot No. 5; thence with then Northerly margin of Princeton Avenue 55 feet more or less to the point of beginning.

Being the same property conveyed to John Mitchell Carrington, II and Kathleen Ingram Carrington, husband and wife, by Warranty Deed from Jeffrey T. Whitacre and Julia Whitacre, husband and wife, of record in Instrument No. 20220324-0034020, in the Register's Office of Davidson County, Tennessee,
dated March 14, 2022 and recorded on March 24, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of J. D. TORREY'S SUBDIVISION OF LOTS NO. 411 & 503 IN RICHLAND REALTY CO'S DIVISION "C", as recorded in Plat Book 421, Page(s) 186, said Register's Office.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3706 Princeton Avenue, Nashville, TN 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of July, 2024.

John Mitchell Carrington, II

Kathleen Ingram Carrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2024, before me personally appeared John Mitchell Carrington, II, 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 8th day of July, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 8th day of July, 2024, before me personally appeared Kathleen Ingram Carrington, 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 8th day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027