Karen Johnson Davidson County
Batch# 1167581 DEEDWARR
08/12/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240812-0060742

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2024-06-1889

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Julianne Edwards<br>265 Cana Circle<br>Nashville, TN 37205 | OWNER | Map/Parcel<br>129-11-0A-265.00CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connie Binkley, married, formerly known as Connie Miller,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Julianne M. Edwards, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 265, as shown on the Condominium Site Plan; Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, field as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and Obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed (leasehold) to Connie Miller, unmarried in an Assignment of Sublease and Conveyance of Condominium Unit from Dorothy Dean Peebles fka Dorothy Dean Storey, and husband Jack Peebles, dated May 12, 2008 and recorded May 16, 2008 in Instrument No. 20080516-0050530, said Register's Office.

Being part of the same property conveyed to St. Henry's Property Development Inc., by Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville as Trustee, dated December 17, 2010, and recorded December 22, 2010 in Instrument No. 20101222-0101678, Register's Office of Davidson County, Tennessee. (Fee simple)

Being the same property conveyed to Connie Miller, unmarried by Warranty Deed from St. Henry's Property Development, Inc of record in Instrument No. 20120405-0029198 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 05, 2012. (Fee simple).

The subject property was never the principal residence of the Grantors spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 265 Cana Circle, 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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 5th day August, 2024.

Connie Binkley

Connie Binkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of August, 2024, before me personally appeared Connie 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 5th day of August, 2024.

Notary Signature
My commission expires:
12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 6, 2024.

J. Carlton Drumwright

August 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 6, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY