# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1174386 DEEDWARR
08/26/2024 09:38:18 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20240826-0065307

BS-RD-24-1028

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **1028 Dozier 1 LLC** | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | **072-10-0-056.00** |
| **600 Sage Rd N** | | |
| (ADDRESS) | (ADDRESS) | |
| **White House, TN 37188** | | |
| (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, **BELINDA BINKLEY, A MARRIED WOMAN AND DEBORAH LONG, A MARRIED WOMAN AND SHARON JACKSON, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1028 DOZIER 1 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 36, on the Map of Dozier Place, as of record in Book 974, Page 51, said Register's Office, described as follows:

Beginning on the southerly margin of Dozier Place at the corner of Lots Nos. 9 and 36, thence with said Place, Eastwardly 100 feet, thence Southwardly 173 feet to the southerly line of said Subdivision, thence with said line, Westwardly 86.5 feet to the southeast corner of the property conveyed to Rose Ryan Jones by deed from J E Dozier and wife, of record in Book 1726, Page 383, Northwardly 169 feet more or less to the beginning.

Being the same property conveyed to Raymond F. Davis and wife, Barbara J. Davis by Warranty Deed from Linda Lorena Hackett, a widow, dated October 4, 1972 in Book 4646, Page 28, Register's Office of Davidson County, Tennessee.

Raymond F. Davis having become deceased on or about May 23, 2014 leaving Barbara J. Davis as sole owner of the property.

Being the same property conveyed to Barbara J. Davis, Belinda A. Binkley, Sharon D. Jackson and Deborah D. Craig, as tenants in common by Quitclaim Deed from Barbara J. Davis, dated September 19, 2014 in Instrument No. 20140923-0087115, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara J. Davis, widowed, by Quitclaim Deed from Belinda A. Binkley, Sharon D. Jackson and Deborah D. Craig nka Deborah D. Long, dated August 25, 2023 and recorded August 29, 2023 in Instrument No. 20230829-0067692, Register's Office of Davidson County, Tennessee.

Barbara J. Davis having become deceased on or about December 1, 2023, leaving Belinda A. Binkley, Sharon D. Jackson and Deborah D. Craig n/k/a Deborah D. Long as her heirs at law as noted in Affidavits of Heirship of record in Instrument No. 20240826-0065305 & 20240826-0065306, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1028 Dozier Place, Nashville, Tennessee 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 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 23rd DAY OF AUGUST, 2024.

Belinda Binkley

Deborah Long

Sharon Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BELINDA BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH LONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212