Karen Johnson
Batch # 1174491
08/26/2024 12:01:14 PM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240826-0065426

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]

Warranty Deed

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of August, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan F. Hooper	Ryan F. Hooper	103-08-0-103.00
4003 Murphy Rd	4003 Murphy Rd	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN O. BINNS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN F. HOOPER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 355 on the plan of Richland Realty Company's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the South side of Minnesota Avenue or Murphy Road, and said point being on the same line between Lot No. 354, and Lot No. 355 in said subdivision; thence Easterly and with the South margin of said Minnesota Avenue or Murphy Road 100 feet to a point; thence, Southerly and parallel with the line between said lots as on said 160 feet to a dead line on the North line of a small lot conveyed to Walter Eugene Baxendale and wife, Ollie Hill Baxendale, by A.C. Wakefield and wife, Annie Mae Wakefield; thence with said dead line on said Baxendale's North and continuously to the East line of Lot No. 354, in said subdivision being 100 feet, more or less, thence with said line and North 160 feet, more or less, to the place of beginning.

Being the same property conveyed to SOB, LLC. by Warranty deed from Kristina N. Tune and Catherine L. Darrow, both unmarried of record in Instrument No. 20100409-0026787 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 09, 2010.

Being the same property conveyed to Susan O. Binns by Quitclaim deed from SOB LLC. of record in Instrument No. 20110517-0037672 Register's Office for Davidson County, Tennessee, dated May 12, 2011 and recorded on May 17, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4003 Murphy Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2024.

Susan O. Binns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025