WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerald Kent Finley, Jr., Trustee of the Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013	New Owner	081-12-0P-001.00
(NAME)	(NAME)	
612 Hume Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, we **Amy Rachelle Bing and David Matthew Bing, wife and husband,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jerald Kent Finley, Jr., Trustee of the Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013,** hereinafter called the GRANTEE(S), his assigns, a 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. A, on the Plan of Townhomes of Hume Street and 7th Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20100915-0073268, and amended in Instrument No. 20150327-0026706, and Instrument 20160428-0041543, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Rachelle Bing and David Matthew Bing, wife and husband by Warranty Deed from Patrick Rene Dauchot and Shannon Mercer Dauchot, Trustees of the Dauchot Joint Revocable Living Trust dated May 22, 2020, dated 05/12/2021, of record in Instrument No. 202105140065182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1176418 DEEDWARR
09/03/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20240903-0067734

unimproved ☐

This is improved ☒ 612 Hume Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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 24 day of August, 2024.

Amy Rachelle Bing

David Matthew Bing

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Rachelle Bing and David Matthew Bing, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of August, 2024.

Notary Public: Angela Gail Burton

My Commission Expires: 5/10/26

ANGELA GAIL BURTON NOTARY PUBLIC STATE OF TENNESSEE GIBSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 3rd, 2024.

Affiant

Date: 9/3/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 3rd day of September, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY