THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7914-WE

Karen Johnson
Batch # 1190692
10/07/2024 09:20:08 AM
Fees: $13.00 Taxes: $3,015.50

Davidson County
DEEDWARR
2 pgs

20241007-0077614

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Craig Bingham and Suzanne Michelle Bingham Trust u/a/d April 21, 2020	NEW OWNER	105-06-0R-037.00 CO
670 Hamilton Avenue Unit 37		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David R. Gordon, Trustee of the David R. Gordon Living Trust u/a/d July 15, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Craig Bingham and Suzanne Michelle Bingham, Trustees of the Ronald Craig Bingham and Suzanne Michelle Bingham Trust u/a/d April 21, 2020**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 37, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200313-0028238, and amended as Instrument Nos. 202107120093422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DAVID R. GORDON, TRUSTEE OF THE DAVID R. GORDON LIVING TRUST U/A/D JULY 15, 2021, by deed from ALISHAN NANJI AND WILSON LAINE AND RITZON FERNANDEZ, of record in Instrument No. 20231003-0077567, dated September 29, 2023, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **670 Hamilton Avenue Unit 37, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 2 day of October, 2024.

David R. Gordon, Trustee of the David R. Gordon Living Trust u/a/d July 15, 2021

BY: _____ Trustee
David R Gordon
Trustee

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David R. Gordon** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **The David R. Gordon Living Trust u/a/d July 15, 2021,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **David R. Gordon** as such **Trustee.**

Witness my hand and official seal this the 2 day of October, 2024.

My Commission expires: 10-31-27

_____
Notary Public

Angel Rodriguez
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 459855
My Commission Expires 10/31/27