Karen Johnson
Batch # 1190705
10/07/2024 09:34:37 AM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20241007-0077633

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3713

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of ~~September, 2024~~ October

Notary Public

Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristen Danielle Walters and Jonathan Michael Horne 302 Hollywood Street Goodlettsville, TN 37072	New Owner	026-05-0-075.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jeff C. Binkley A/K/A Jeffrey C. Binkley, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Danielle Walters, unmarried, and Jonathan Michael Horne, unmarried, as joint tenants with right of survivorship

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 Lots Nos. 14 and 15 of Block C on the Plan of the Third Addition to Roscoe Place, Goodlettsville, Tennessee as of record in Book 843, Page 74, Registers Office for said County.

Said Lot Nos. 14 and 15 front together 100 feet on the Northerly side of Hollywood Street and run back between parallel lines with the Easterly margin of Hudson Street, 200 feet to a dead line.

Being the same property conveyed to Jeff C. Binkley, a single man by Warranty Deed from Tommy O. Hamilton and Ruby E. Coleman a/k/a Evelyn Hamilton Coleman of record in

Instrument No. 20080512-0048774 Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on May 12, 2008.

Helen Binkley, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 302 Hollywood Street, Goodlettsville, TN 37072

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 so 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.

Dated this the 3rd day of October, 2024.

Jeffrey C. Binkley

Helen Binkley

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Collier

On this 3rd day of October, 2024, before me personally appeared Jeffrey C Binkley and Helen 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 3rd day of October, 2024.

Notary Signature
My commission expires: 6/2/2025

SUSAN HETTICH
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH107749
My Commission Expires 06/02/2025