Karen Johnson Davidson County
Batch# 1197728 DEEDWARR
10/24/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20241024-0082837

WARRANTY DEED

(SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/6/2026

File #24-TC-1115-PK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Harrison Binowitz, Dan Binowitz and Julie Binowitz	**Luminate Home Loans**	
(NAME)	(NAME)	
1115 Woodbury Falls Court	**2523 S. Wayzata Blvd, Ste. 200**	**128 12 0C 053.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Minneapolis, MS 55405**	
(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,

MEAGAN LEE WHALEN AND ZACHARY SCOTT CHAMRYK, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSHUA HARRISON BINOWITZ, AN UNMARRIED MAN AND DAN BINOWITZ AND JULIE BINOWITZ, HUSBAND AND WIFE,

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 Unit No. 1115 on the Plan of WOODBURY TOWNHOMES, PHASE I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing WOODBURY TOWNHOMES, PHASE I of record in Instrument No. 20050216-0017693, amending the P.U.D. BOUNDARY PLAT, WOODBURY, A PLANNED UNIT DEVELOPMENT of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Meagan Lee Whalen and Zachary Scott Chamryk, Wife and Husband, by Warranty Deed from Amos Davis, unmarried, of record in Instrument No. 20220726-0084989, in the Register's Office of Davidson County, Tennessee, dated July 22, 2022 and recorded on July 26, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, WOODBURY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20050216-0017693.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278; as amended in Instrument No. 20080201-0010772.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20120706-0059466.
* Easement recorded in Book 5074, Page 856; Book 5074, Page 945; Book 8083, Page 534; Book 8083, Page 541; Book 8083, Page 547 and Instrument No. 20120810-0071791.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005578.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **MEAGAN LEE WHALEN** as Attorney-in-Fact for **ZACHARY SCOTT CHAMRYK**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202410240082836___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1115 Woodbury Falls Court, Nashville, TN 37221.

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 24th day of October, 2024.

Effective date of transfer to be the 21st day of October, 2024.

Meagan Lee Whalen

Zachary Scott Chamryk by Meagan Lee Whalen, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEAGAN LEE WHALEN**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ZACHARY SCOTT CHAMRYK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ZACHARY SCOTT CHAMRYK**.

Witness my hand and official seal this **24th** day of **October, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2024, before me personally appeared Meagan Lee Whalen, 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 24th day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Please Return to:

Magnolia Title & Escrow
[illegible] Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, do hereby make oath that I am a licensed attorney and/or the 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 **October 24, 2024**.

Date

Affiant Signature

October 24, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025