Name and Address of New Owner:
Scott Douglas McPhee and Hope Marie McPhee
4010 Ivy Drive
Nashville, TN 37216

Send Tax Bills To:
Catalyst Mortgage
3013 Douglas Blvd, Suite 135
Roseville, CA 95661

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1254245 DEEDWARR
03/31/2025 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,426.35
20250331-0024255

Map & Parcel No: 073-01-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Judith Bates, an unmarried woman, Peggy Jo Hartley, a married woman, and Gregory Scott Binkley, a married man**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Scott Douglas McPhee and Hope Marie McPhee, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 44 on the Plan of Moss Rose Heights Sections 3 and 4, as of record in Book 1835, page 103, Register's Office for said County.

Said Lot No. 44 fronts 100 feet on the Westerly side of Ivey Drive and runs back 171.35 feet on the North line and 185 feet on the South line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Joe C. Binkley and wife, Peggy Bond Binkley by Warranty Deed from Gordon A. Lovell, unmarried of record in Book 2139, page 21, Register's Office for Davidson County, Tennessee, dated March 12, 1953 and recorded on March 17, 1953.

Joe C. Binkley died on or about March 16, 1999, leaving Peggy Bond Binkley aka Peggy Boyd Binkley the surviving tenant by the entirety.

Peggy Bond Binkley aka Peggy Boyd Binkley died intestate on or about April 8, 2024, survived by her daughters, Judith Binkley Bates, a married woman, and Peggy Jo Hartley, a married woman, and her son G. Scott Binkley, a married man. Affidavit of Heirship of record in Instrument No. 202503310024254, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-301 et seq or another similar statute.

Being the improved property known as 4009 Ivy Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 31st day of March, 2025.

Judith Bates (SEAL)
Judith Bates

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 Judith Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of March, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 31 day of March, 2025.

Peggy Jo Hartley (SEAL)

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 Peggy Jo Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of March, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 31 day of ~~April~~ March, 2025.

_____(SEAL)
Gregory Scott Binkley

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and seal this 31 day of ~~April~~ March, 2025.

HELEN F MACKEY NOTARY PUBLIC TENNESSEE COMM. EXPIRES: 06-29-27 SUMNER COUNTY

_____
Notary Public
My commission expires: 06-29-27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31 day of March, 2025.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-25-3890

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-31-25.

Affiant Signature

3-31-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

