WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293821 DEEDWARR
07/03/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250703-0052875

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Saida Binhazim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF July, 2025.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11-9-2028

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Saida Binhazim and Kevin Bledsoe	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 3367 William Bailey Dr	(NAME)	059-15-0A-162.00-CO
(ADDRESS) Nash, TN 37207	(ADDRESS)	
(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, **Gloria Marie Davis, Cheryl Denise Hailey, and Daphne Lynn Patton** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saida Binhazim and Kevin Bledsoe, as joint tenants with rights 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, Tennesse, being Lot No. 99 on the plan of Phase Six and Seven, Chateau Valley, as shown by plat of record in Instrument No. 20091211-0113102, in the Register's Office for Davidson County, Tennessee , to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jo Ann Moton, unmarried by Warranty Deed from Goodall Inc. Builders, a Tennessee corporation of record in Instrument No. 20150408-0030818 Register's Office for Davidson County, Tennessee, dated April 07, 2015 and recorded on April 08, 2015.

Said Jo Ann Moton having deceased on or about January 21, 2019. Affidavits of Heirship of record in Instrument Nos. 20200124-0008793 and 20200124-0008794, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Gloria Marie Davis, Cheryl Denise Hailey and Daphne Lynn Patton by Quitclaim Deed from Gloria Marie Davis, Cheryl Denise Hailey and Daphne Lynn Patton of record in Instrument No. 20200130-0011034 Register's Office for Davidson County, Tennessee, dated January 25, 2020 and recorded on January 30, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3367 William Bailey Dr. Nashville, TN 37207
(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 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 my hand this 3rd day of July, 2025.

Gloria Marie Davis
Gloria Marie Davis

Cheryl Denise Hailey
Cheryl Denise Hailey

Daphne Lynn Patton
Daphne Lynn Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gloria Marie Davis, Cheryl Denise Hailey and Daphne Lynn Patton** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Mason, 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 7/3/25.

Affiant Signature

7/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of July, 20 25

Jacqueline D Brown
Notary's Signature

JACQUELINE D BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Notary Seal

My Commission Expires: 11-3-25