Karen Johnson Davidson County
Batch# 1297741 DEEDWARR
07/15/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20250715-0055604

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $729,900.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Benjamin and Macey Binner 719 McMurray Drive, Nashville, TN 37211	New Owner	Tax Parcel ID No. 161 06 0 251.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK JULIAN AND RACHAEL JULIAN, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MACEY C BINNER AND BENJAMIN D BINNER, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being known as Parcel 251 on the Metropolitan Governments Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P,C. dated July 16, 1996, as follows:
Beginning at a point in the Southerly margin McMurray Drive at the Northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee; thence with the Western boundary of Lots 11, 3 and 4, Huntington Park Section Five, South 9° 7' 52" West, a distance of 308.00 feet to an iron pin set at the Northeast corner of the M. Buford De Ford, Jr. Property (the "De Ford Property") as shown on the plat of record in Book 4715, Page 196, said Register's Office; thence with the Northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the Northwest corner of the De Ford Property; thence with the Eastern boundary of Lot 153, Huntington Park, Section Two (Huntington Park Section Two"), as of record in Book 4175, Page 108, said Register's Office, North 8° 55' 09" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, Page 46, said Register's Office; thence, with the eastern boundary of said Lot 2, North 9° 54' 16" East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive, thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07", Chord South 78° 42' 55" East 108.84', to the iron pin set in the point of beginning,

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292; 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to Patrick Julian and Rachael Julian, husband and wife by Deed dated August 18, 2023 from Rehabn LLC, a Tennessee Limited Liability Company, recorded August 21, 2023, in Instrument Number 202308210065159, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **719 McMurray Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record,

and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

PATRICK JULIAN

RACHAEL JULIAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK JULIAN AND RACHAEL JULIAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

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 July 10, 2025.

Date

Affiant Signature — 07/10/2025 Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)