Karen Johnson Davidson County
Batch# 1297868 DEEDWARR
07/15/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20250715-0055769

WARRANTY DEED

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

File No. AD-25-10077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 8.19.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Marie Smith and Wyatt Maclay Smith	**NEW OWNERS**	
(NAME)	(NAME)	
887 Ashton Park Way	**SAME**	110-02-0C-008.00-CO
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, I/we, **Macey Binner and Benjamin Binner, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Marie Smith and Wyatt Maclay Smith, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 8, on the plan of Final Plat Ashton Park Subdivision Phase 1, as shown on plat of record in Instrument 20220506-0052365, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Macey Cleary and Benjamin Binner, wife and husband by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20230517-0037110 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 17, 2023.

This is property more commonly known as 887 Ashton Park Way, Mount Juliet, TN 37122.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of July, 2025.

Macey Binner

Macey Binner

Benjamin Binner

Benjamin Binner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Macey Binner and Benjamin Binner, 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 15th day of July, 2025.

Notary Signature
My commission expires: 3-3-2026



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 07/15/2025 (date of document).

Jami K Averwater

Affiant Signature

07/15/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD