This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1315717 DEEDWARR
08/28/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250828-0068983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $445,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Solo Construction LLC and Bingham Investments, LLC 5446 Walnut Chase Drive Christiana, TN 37037	NEW OWNER	073-09-0 052.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA J. BANIK, AN UNMARRIED WOMAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SOLO CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BINGHAM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Gibson Heights Subdivision of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda J. Banik, an unmarried woman, by deed dated 12/29/2016, from Insana Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20161230-0137407, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2505 Shadow Lane, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of August, 2025.

Amanda J. Banik

STATE OF PA
COUNTY OF Centre

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda J. Banik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

My commission expires: 10/14/2028

Notary Public

Commonwealth of Pennsylvania - Notary Seal
VICKEY J EMEL - Notary Public
Centre County
My Commission Expires October 14, 2028
Commission Number 1383644

Certificate of Authenticity

I, **Barbara McGinty**, 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 August 27, 2025 (date of document).

Affiant Signature

Date 8-27-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER