Karen Johnson Davidson County
Batch# 1343403 DEEDWARR
11/10/2025 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20251110-0089704

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on Nov. 7, 2025.

NOTARY PUBLIC

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

KORTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37368

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Alexis Bingham, Benjamin Bingham, and Robin Bingham 2140 Byrum Avenue, Unit 316 Nashville, TN 37203	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	P/O M/P #105-11-0-224.00 NEW M/P #105-11-2P-074.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **2126 Byrum Ave LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Alexis Bingham, unmarried woman, and Benjamin and Robin Bingham, husband and wife, as joint tenants with right of survivorship,** hereinafter called **"GRANTEE(S),"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County 2026 and subsequent years taxes and assessments; and

2. All matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee; and
3. All matters shown on the Plan of record as Instrument Number 20180910-0089675, Register's Office of Davidson County, Tennessee; and
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250415-0028875, and Instrument of Correction of record in Instrument No. 20250609-0045235, and First Amendment of record in Instrument No. 20250820-0066756, Register's Office for Davidson County, Tennessee; and

5. Charter for 83 Freight Condominium Association, Inc. of record in Instrument Number 20250306-0017095, in the Register's Office for Davidson County, Tennessee; and
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171023-0108244, in the Register's Office for Davidson County, Tennessee; and
7. Grant of Easement of record in Instrument Number 20211207-0161832, in the Register's Office for Davidson County, Tennessee; and
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, Page 201, in the Register's Office for Davidson County, Tennessee; and
9. Easement for Right of Way to Lay Sewer Pipes of record in Book 1334, Page 69, in the Register's Office for Davidson County, Tennessee; and
10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
11. Subject to rights of others in and to the common areas and/or elements; and
12. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

2140 Byrum Avenue, Unit C-316, Nashville, TN 37203

(House Number) (Street) (City or Town) (State) (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 GRANTEE(S), their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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(s) this 31st day of October, 2025.

2126 Byrum Ave LLC, a Tennessee limited liability company

BY: _____

Jeremy H. Cherry
Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jeremy H. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of 2126 Byrum Ave LLC, a Tennessee limited liability company, the within named bargainor, and that (s)he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of 2126 Byrum Ave LLC, a Tennessee limited liability company, by him/herself as said Authorized Representative.

Witness my hand and official seal on the 31st day of October, 2025.

_____
Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 3-25-2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-316 on the Plan of 83 Freight, A Condominium Development of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions of 83 Freight, A Condominium Development at Instrument No. 20250415-0028875, and Instrument of Correction of record in Instrument No. 20250609-0045235, and First Amendment of record in Instrument No. 20250820-0066756, 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 a portion of the same property conveyed to 83 Freight, a Tennessee general partnership by Warranty Deed from 83 Freight, a Tennessee limited liability company of record in Instrument No. 20200602-0056437 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 2, 2020. Also being a portion of the same property conveyed to 2126 Byrum Ave LLC, a Tennessee limited liability company, by Special Warranty Deed from 83 Freight, a Tennessee general partnership, of record in Instrument No. 20250609-0045236 Register's Office for Davidson County, Tennessee, dated June 5, 2025 and recorded on June 9, 2025.

Also being a portion of the same property conveyed to 2126 Byrum Ave LLC, a Tennessee limited liability company, by Quitclaim Deed from 83 Freight, a Tennessee general partnership, of record in Instrument No. 20250609-0045237 Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 9, 2025.

Tennessee Certification of Electronic Document

I, George Mudter, 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 October 31, 2025 (date of document).

Affiant Signature

11 / 10 / 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029