Karen Johnson Davidson County
Batch# 1404344 DEEDWARR
04/10/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260410-0029206

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kaitlin Binsted 304 Michael Drive Nashville, TN 37214	Same as New Owner	095 08 0 147.00, 095 08 0 223.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Tomlinson and Carey Tomlinson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kaitlin Binsted, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 304 Michael Drive, Nashville, TN 37214 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being two tracts or parcels of land situated and lying in Davidson County, Tennessee, described as follows:

Tract One:
Being Lot No. 59 on the plan of Woodberry Park as of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract Two:
Being that portion southeast of the tree line on the 15 foot wide strip of land lying immediately to the rear of grantees present premises and running parallel to his rear line from its westerly rear corner North 55 degrees 45 minutes East 203 feet to a point on said rear line 14.6 feet southwest of grantors northeast corner.

Being the same property conveyed to Daniel Tomlinson and wife, Carey Tomlinson by Warranty Deed from Timothy Mark Lee, dated February 28, 2006 and recorded on March 7, 2006, in Instrument #20060307-0026190, in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 304 Michael Drive, Nashville, TN 37214.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of April, 2026.

Daniel Tomlinson

Carey Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2026, before me personally appeared Daniel Tomlinson and Carey Tomlinson, 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 8th day of April, 2026.

Notary Signature
My commission expires: 2/27/2029

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

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2026.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/8/2026. (date of document).

Affiant Signature

4/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

