Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0231

Karen Johnson Davidson County
Batch # 1478121 DEEDWARR
09/28/2026 09:23:06 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20260928-0089377

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2026

Kayla R. Johnson
Notary Public

Commission Expires: 7/27/27

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jospeh M. Curry 4021 Farmingham Woods Drive Hermitage, TN 37076	Veterans United Home Loans 5750 Veterans United Dr. Columbia, MO 65201	087-05-0A-010.00 CO

WARRANTY DEED

FOR AND IN 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,

Olivia Binczewski, an unmarried woman,
and Jennifer Binczewski and John Howard Binczewski, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jospeh M. Curry, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 10 on the Final Plat, Farmingham Woods, Phase I, as shown by plat of record in Plat Book 7900, Page 228, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Olivia Binczewski, an unmarried woman, and Jennifer Binczewski and John Howard Binczewski, wife and husband, by Warranty Deed from Samantha R. Leszczynski n/k/a Samantha R. Bess and Mark R. Bess, wife and husband, dated 5/2/2017 and recorded 5/5/2017 in Instrument No. 20170505-0044790, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4021 Farmingham Woods Drive, Hermitage, TN 37076

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 so 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

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Hendersonville, TN 37075

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

Dated this the 14 day of September, 2026.

Olivia Binczewski

Jennifer Binczewski

John Binczewski

STATE OF ~~NEW YORK~~ PENNSYLVANIA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Olivia Binczewski, Jennifer Binczewski, and John Howard Binczewski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 4PM, ~~New York~~ PA this 14 day of September, 2026.

Commonwealth of Pennsylvania - Notary Seal
MELYSSA RODRIGUEZ - Notary Public
Philadelphia County
My Commission Expires July 10, 2030
Commission Number 1328114

Notary Public
My Commission Expires: July 10, 2030

(Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
MELYSSA RODRIGUEZ - Notary Public
Philadelphia County
My Commission Expires July 10, 2030
Commission Number 1328114