This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080-0489
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net
From paperwork provided by clients –
No Title examination requested.

NEW OWNERS:

Ashley Marie Binkley
1200 Wembley Court
Gallatin, TN 37066

John Marshall Binkley
1200 Wembley Court
Gallatin, TN 37066

Map & Parcel No: 01100001500

SEND TAX NOTICE TO:

Ashley Marie Binkley
1200 Wembley Court
Gallatin, TN 37066

John Marshall Binkley
1200 Wembley Court
Gallatin, TN 37066

Bill Garrett Davidson County
Batch# 113204 AFFIDAVITH
07/06/2018 03:42:45 PM 13 pgs
Fees: $67.00 Taxes: $0.00



20180706-0065697

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Come the Affiant, Darrell Leigh Binkley, being first duly sworn according to law, and being of lawful age and residing for the past 55 or more years in and around Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swear to the following of his own free will and based upon his personal knowledge and familiarity:

1. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Dana Binkley A/K/A Dana Wayne Binkley died intestate on 1 November 2017.

2. The decedent died leaving no spouse.

3. The decedent died leaving two biological children: Ashley Marie Binkley and John Marshall Binkley. The decedent had no other children.

4. At the time of his death, the decedent owned a house and acreage described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being the property conveyed to Dana Binkley by deed from June Lafferty of record in Instrument No.: 20160706-0069254, Register's Office for Davidson County, Tennessee.

SUBJECT TO Government zoning, subdivision ordinances, regulations or easements in effect thereon.

REFERENCE is made to prior title recorded in Instrument No.: 20160706-0069254, Register's Office for Davidson County, Tennessee.

5. Ashley Marie Binkley and John Marshall Binkley, each received a fifty percent (50%) undivided interest in the real estate described above by virtue of being the surviving issue under the intestate estate of Dana Binkley, deceased, as evidenced by the following:

a. Copy of Order For Intestate Administration, see EXHIBIT "C"
b. Copy of Letters of Administration, see EXHIBIT "D"

6. As evidenced by a Release from the Tennessee Bureau of TennCare attached hereto as Exhibit "E", the decedent did not receive any aid from the Bureau of Tenncare.

7. There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

8. This Affidavit will confirm the vesting of title to the real property located at 3375 Ivey Point Road, Goodlettsville, Davidson County, Tennessee, 37072 after the death of Dana Wayne Binkley, in Ashley Marie Binkley and John Marshall Binkley, as

tenants in common, being the only heirs at law under the intestate estate of Dana Wayne Binkley, deceased.

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to the heirs under the intestate estate of Dana Wayne Binkley.

Further, Affiants saith not.

Dated this 12th day of June, 2018.

Darrell Leigh Binkley

Darrell Leigh Binkley, Affiant

SWORN TO AND SUBSCRIBED before me on this the 12th day of June, 2018.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **DARRELL LEIGH BINKLEY**, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 12th day of June, 2018.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

Ashley Marie Binkley, heir

SWORN TO AND SUBSCRIBED before me on this the 27th day of June, 2018.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **ASHLEY MARIE BINKLEY**, the within named heir, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 27th day of June, 2018.

NOTARY PUBLIC

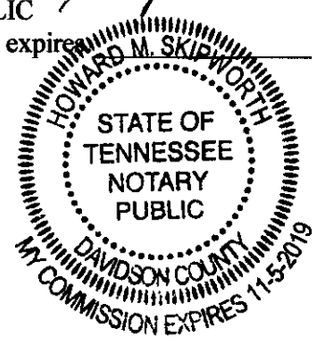
My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

John Marshall Binkley, heir

SWORN TO AND SUBSCRIBED before me on this the 25th day of June, 2018.

NOTARY PUBLIC
My Commission expires:



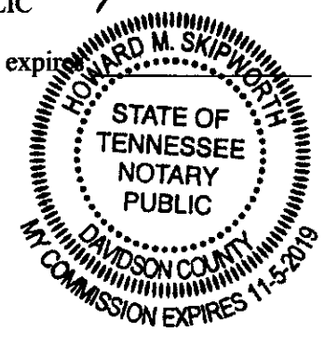
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JOHN MARSHALL BINKLEY**, the within named heir, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 25th day of June, 2018.

NOTARY PUBLIC

My Commission expires:



NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2017 107931

DECEDENT

1. DECEDENT'S LEGAL NAME: DANA WAYNE BINKLEY
2. SEX: MALE
3. DATE OF DEATH: 11/01/2017

TYPE/PRINT IN PERMANENT BLACK INK

4. TIME OF DEATH (Approx): 05:11 PM
5a. AGE: 58
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 01/17/1959
7. BIRTHPLACE: NASHVILLE, TENNESSEE

NAME OF DECEDENT (First, Middle, Last, Suffix)

8a. PLACE OF DEATH: HOSPICE FACILITY
8b. FACILITY NAME: ALIVE HOSPICE AT SKYLINE - MADISON
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: DIVORCED
10. SURVIVING SPOUSE (name prior to first marriage):
11a. DECEDENT'S USUAL OCCUPATION: FIREMAN
11b. KIND OF BUSINESS/INDUSTRY: CIVIL
12. SOCIAL SECURITY NUMBER: 413-19-8273
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: GOODLETTSVILLE
13d. STREET AND NUMBER: 2171 UNION HILL ROAD
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37072
14. WAS DECEDENT EVER IN US ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: ASSOCIATE DEGREE
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: HUGH LEE BINKLEY
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: MARTHA CLAYBORN

INFORMANT

20a. INFORMANT'S NAME: MARTHA BINKLEY
20b. RELATIONSHIP TO DECEDENT: MOTHER
20c. MAILING ADDRESS: 2171 UNION HILL ROAD, GOODLETTSVILLE, TENNESSEE 37072

DISPOSITION

21a. METHOD OF DISPOSITION: CREMATION
21b. PLACE OF DISPOSITION: MUSIC CITY CREMATORY SERVICE
21c. LOCATION: NASHVILLE, TENNESSEE
22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ /e/ BOBBY WAYNE COOK
22b. LICENSE NUMBER: 6870
22c. SIGNATURE OF EMBALMER: ▶
22d. LICENSE NUMBER:
23a. NAME AND ADDRESS OF FUNERAL HOME: ANDERSON AND GARRETT FUNERAL HOME, 3501 OLD CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080-8892
23b. LICENSE NUMBER: 193

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ /e/ LORI FERRANTI
25. DATE FILED: 11/03/2017

CERTIFIER

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

26. CERTIFIER
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
27a. CERTIFIER: ▶ /e/ ROBERT J BERKOMPAS
27b. LICENSE NUMBER: 017891
27c. DATE SIGNED: 11/02/2017
27d. NAME AND ADDRESS: ROBERT J BERKOMPAS 1718 PATTERSON STREET, NASHVILLE, TENNESSEE 37203

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. GLIOBLASTOMA MULTIFORME	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	DUE TO (OR A CONSEQUENCE OF) b.	
	DUE TO (OR A CONSEQUENCE OF) c.	
	DUE TO (OR A CONSEQUENCE OF) d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?:

30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: UNKNOWN
32. IF FEMALE: N/A
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY:
34b. TIME OF INJURY:
34c. INJURY AT WORK?:
34d. PLACE OF INJURY:
34e. DESCRIBE HOW INJURY OCCURRED:
34f. LOCATION OF INJURY:

VH-1659 (Rev. 8/2017) RDA 10112

09614233

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

NOV 14 2017

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

0 9 6 1 4 2 3 3

Lori B. Ferranti, PhD, MSN, MBA, RN
State Registrar/Asst. Commissioner

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Da[redacted]

CERTIFICATION OF VITAL RECORD

COPY NOT VALID UNLESS PRINTED ON SECURITY PAPER

EXHIBIT "B"

Real Property Description

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin (new) in the northerly margin of Ivey Point Road, a corner of a tract of land which belongs to the Elders of Ivey Point Church of Christ, having a deed reference in Deed Book 10426, RODCT, the most easterly southeast corner of this tract and continuing with the margin of Ivey Point Road, as follows:

With a curve to the left, having a radius of 325.00 feet, an arc distance of 230.58 feet, and a chord bearing an distance of S 39°45'09" W,225.78 feet;
thence, S 19°25'39" W, 167.16 feet;
thence with a curve to the right, having a radius of 425.00 feet, an arc distance of 45.68 feet, and a chord bearing and distance of S 22°30'24" W, 45.66 feet to an iron pin (new), in the westerly margin of Ivey Point Road, a corner of a tract of land which belongs to Samuel J. Binkley, having a deed reference in Deed Book 4053, Page 872, RODCT;
thence with the boundary of said tract of land which belongs to Samuel J. Binkley, as follows:
S 86°50'30" W, 73.09 feet to an iron pin (new);
thence, S 57°44'56" W,248.07 feet to an iron pin (new);
thence, S 81°51'21" W,223.91 feet to a point in a branch, a corner of said tract of land which belongs to Samuel J. Binkley;
thence continuing with the boundary of said tract of land which belongs to Samuel J. Binkley and generally with said branch, as follows:
N 57°02'32" W, 287.10 feet;
thence, N 45°42'57" W, passing a common corner of said tract of land which belongs to Samuel J. Binkley, and a tract of land which belongs to Music City Raceway, Inc., having a deed reference in Deed Book 10198, Page 862, RODCT, and continuing on in all, 396.00 feet to a point in said branch, a corner of said tract of land which belongs to Music City Raceway, Inc.;
thence with the boundary of said tract of land which belongs to Music City Raceway, Inc., and generally with said branch, as follows:
N 34°08'33" W, 349.80 feet;
thence, N 25°15'28" W, leaving said branch and continuing on in all, 249.50 feet to an iron pin (new), a corner of said tract of land which belongs to Music City Raceway, Inc., in the easterly boundary of a second tract of land which belongs to Music City Raceway, Inc., having a deed reference in Instrument No.,I.N.) 20010726-0079290, RODCT;
thence, N 06°11'14" E, 849.50 feet to a concrete monument (old) in the easterly boundary of said second tract of land which belongs to Music City Raceway, Inc., a corner of a tract of land which belongs to Marvin G. Bostick, having a deed reference in I.N. 20090716-0066723, RODCT; thence, S 67°31'09 E, 143.83 feet to an iron pin (new), a common corner of said tract of land which belongs to Marvin G. Bostick, and a tract of land which belongs to Stephen L. Williams, having a deed reference in I.N. 20050502-0048522, RODCT; then with the boundary of said tract of land which belongs to Stephen L. Williams, as follows:
S 67°31'09" E, 220.60 feet to an iron pin (old);
thence, S 45°34'16" E, 114.68 feet to an iron pin (old);
thence, S 43°27'46" E, 140.68 feet to an iron pin (old), a common corner of said tract of land which belongs to Stephen L. Williams, and a tract of land

Page Two
Real Property Description
Map-Parcel No. 01100001500

which belongs to Janice L. Napier, having a deed reference in I.N. 2010022-0084760, RODCT;
thence, S 43°19'55" E, 559.07 feet to an iron pin (old), a common corner of said tract of land which belongs to Janice L. Napier, and said tract of land which belongs to the Elders of Ivey Point Church of Christ;
the ce with the boundary of said tract of land which belongs to the Elders of Ivey Point Church of Christ, as follows:
S 40°23'35" E, 146.82 feet to a concrete monument (old);
S 41°14'59" E, 229.98 feet to a concrete monument (old);
thence, N 88°29'32" E, 309.21 feet to a concrete monument (old);
thence, S 00°35'59" E, 245.89 feet, to the point of beginning, containing 34.75 acres.

IN THE **SEVENTH** CIRCUIT COURT **(PROBATE DIVISION)**, FOR DAVIDSON COUNTY, **TWENTIETH** JUDICIAL DISTRICT, STATE OF TENNESSEE
AT NASHVILLE

FILED
JAN 11 2018
RICHARD R. ROOKER, Clerk
By _____ Deputy

In Re: **INTESTATE ESTATE OF DANA WAYNE BINKLEY,**
Deceased,

Case No. 18P24

DARRELL LEIGH BINKLEY,
ADMINISTRATOR.

ORDER FOR INTESTATE ADMINISTRATION

Based on an examination of the sworn Petition of Petitioner on Thursday, January 11th (D), 2018, the Court finds the following:

A. Decedent was a resident of Davidson County, Tennessee;

B. Decedent died on November 1, 2017, at the age of fifty-eight (58) years;

C. Decedent left no will;

D. Petitioner is the sibling of the decedent and is the person entitled to serve because those persons with a higher right to serve have all waived their right in favor of petitioner;

E. Decedent owned property at decedent's death which is subject to a court-supervised administration by this Court worth approximately Seventy-five thousand dollars ($75,000.00).

F. Each person who is a beneficiary of the estate is an adult and each has consented to waive the personal representative's bond ~~as evidenced by each beneficiary's signed, acknowledged Agreement to Waive Bond attached as collective Exhibit "A"~~. (A)

G. All of the residuary beneficiaries are adults and have agreed to waive inventory ~~as evidenced by Agreements to Waive Inventory attached as collective Exhibit "B"~~. (H)

[redacted]

H. All of the residuary beneficiaries have agreed to waive all accountings ~~as evidenced by the Agreements to Waive All Accountings attached as collective Exhibits "C".~~ (G)

Based on these findings, the Court orders the following:

1. After administering the oath, letters of administration will be issued to **DARRELL LEIGH BINKLEY;**

2. All bonds are excused;

3. The requirement of an inventory is waived;

4. The requirement of all accountings is waived;

5. Notice will be issued to creditors as required by T.C.A.§ 30-2-306;

6. In the event this matter is still open on the last day of the fifteenth (15th) month of the date of this order, the personal representative shall file a status report with the Clerk of the Court;

7. A TennCare release shall be filed with the Clerk of the Court before this matter can be closed; and

8. The personal representative shall file the affidavit certifying the sending of a copy of the letters of administration to each heir at law within sixty (60) days of the date of this Order.

ENTERED, this the 11th day of January, 2018.

SPECIAL, PROBATE MASTER

Approved for entry:
HOWARD M. SKIPWORTH & ASSOCIATES

HOWARD M. SKIPWORTH #012469
Attorney for Petitioner
6408 Clarksville Pike
Post Office Box 489
Joelton, Tennessee 37080-0489
Telephone: 615/876-2550

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by U.S. Mail, with sufficient postage prepaid, to the following, to-wit:

Ashley Marie Binkley
1200 Wembley Ct.
Gallatin, TN 37066

John Marshal Binkley
1200 Wembley Ct.
Gallatin, TN 37066

This the 11th day of January, 2018.

HOWARD M. SKIPWORTH
S.C. Reg. No. 012469
Attorney for Petitioner
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080
Telephone: 615.876.2550
Facsimile: 615.876.4292
E-mail: hmskiplaw@comcast.net

Cc: Darrell Leigh Binkley
2136 Union Hill Road
Goodlettsville, TN 37072

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **DARRELL LEIGH BINKLEY** DOCKET NO: **18P24**

*It appearing to the Court that **DANA WAYNE BINKLEY** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **DARRELL LEIGH BINKLEY,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **January 11th, 2018** .*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **DARRELL LEIGH BINKLEY** as **Administrator** of the estate of **DANA WAYNE BINKLEY**, deceased, and I do further certify that **DARRELL LEIGH BINKLEY** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the 11 day of January, 2018.

RICHARD R. ROOKER, Clerk

_____ D.C.



State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

4/6/2018

HOWARD SKIPWORTH
LEGAL COUNSEL
P O BOX 489
JOELTON, TN 37080

RE: DANA BINKLEY
Last Four Of SSN 8273

Dear HOWARD SKIPWORTH:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jangela J. Howard

