Karen Johnson Davidson County
Batch# 859821 DEEDWARRSP
05/20/2022 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $843.60
20220520-0059037

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $228,000.00. **Affiant** Subscribed and sworn to before me, this 6th day of May, 2022. Notary Public My Commission Expires: 10/17/23

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Donald L. Binkley and Iva J. Binkley
133 Yearling Trail
Pleasant View, TN 37146

Send Tax Bills To:
New Owner

Map-Parcel Number:
015-00-0-124.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald Lee Binkley, Executor of the Estate of Donald Elmo Binkley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer

and convey unto **Donald L. Binkley and Iva J. Binkley, husband and wife,,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A Tract of land, being Lot No. A-13 of unrecorded plat of Subdivision of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, located between Union Hill and Joelton Roads and the Morgan Road at their intersection according to a survey made by C.J. Carney, dated April 6, 1960, as follows:
>
> Said Lot A-13 fronts 100 feet in Morgan Road running back between parallel lines 196 feet more or less on the westerly side and 164 feet more or less on the easterly side to a dead line, measuring 105.5 feet thereon.
>
> Being the same property conveyed to Donald E. Binkley by deed from Emory A. Fox of record as Instrument No. 20001201-0117806, Register's Office for Davidson County, Tennessee. The said Donald E. Binkley having since died testate on or about September 12, 2021.
>
> Pursuant to the terms of will of record in Docket No. 21P-2050 in Probate Court for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of Donald Lee Binkley, Executor of the Estate of Donald Elmo Binkley.

This conveyance is made subject to:

1. 2022 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: 2619 Morgan Road, Joelton, TN 37080

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 Grantor covenants with the said Grantee that he 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 further covenants and binds himself, his heirs and assigns, 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 person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand this 6th day of May, 2022.

Donald Lee Binkley, Executor of the Estate of Donald Elmo Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Donald Lee Binkley, Executor of the Estate of Donald Elmo Binkley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 2022.

Notary Public

My Commission Expires: 10/17/23

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Wesley D. Turner, 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 May 6, 2022.

Affiant Signature

Date: 5/6/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of May, 2022.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY