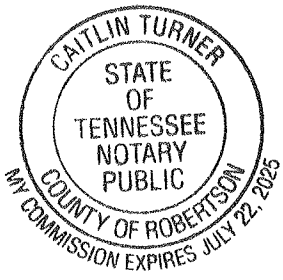
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328




**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$250,000.00**

Subscribed and sworn to before me this 2 day of September, 2022.

**Notary Public** **Affiant**

My Commission Expires: 7/22/25

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **ELTON BINKLEY**<br>**917 Havenhill Dr.**<br>**Nashville, TN 37217** | Same as new owner. | **002-00-0-010.01 (Tract 1)**<br>**002-00-0-077.00 (Tract 2)**<br>**002-00-0-011.00 (Tract 3)**<br>**043-07-0-062.00 (Tract 4)** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SHARON ROSE BINKLEY, UNMARRIED and AMANDA ROSE FULLER, MARRIED,** have this day bargained and sold, and do hereby transfer and convey unto the said **ELTON BINKLEY, UNMARRIED,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Tract 1**

**A tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described according to a survey made by James L. Murphy, Jr., Surveyor, dated October 27, 1961, as follows, to-wit:**

**BEGINNING in the westerly margin of the right-of-way of U. S. Highway 41E at an iron pin located 222.45 feet, more or less, south of the intersection of the city limits of Ridgetop and said right-of-way, and located 33.7 feet from the edge of the pavement of said highway; running thence with margin of said right-of-way in a curve to the left, having a radius of 686.62 feet, 110.22 feet to an iron pin, located 33.7 feet from said pavement; thence South 64° 50' West 176.70 feet to an iron pin; thence North 25° 10' West 110 feet to an iron pin; thence North 64° 50' East 181.32 feet to the beginning.**

**Being the same property conveyed to EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, by deed from MARY FRANCES JONES, of record in Book 5170, page 369, dated July 11, 1977, said Register's Office. Being a portion further conveyed to ELTON BINKLEY AND EDWARD G. BINKLEY, JR., AS TENANTS IN COMMON, WITH A LIFE ESTATE BY EDWARD G. BINKLEY AND WIFE BETTY L. BINKLEY, by quitclaim deed from EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, of record in Instrument No. 20181119-0113793, dated November 9, 2018, said Register's Office.**

Karen Johnson Davidson County
Batch# 915742 DEEDWARR
09/12/2022 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20220912-0101940

Tract 2

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the westerly right-of-way of U.S. Highway 41E, same being 97 feet, more or less, south of the intersection of the city limits of Ridgetop, thence with said right-of-way in a curve to the left having a radius of 686.62 feet, 125.00 feet to the corner of the Binkley tract, thence leaving said right-of-way *S* 54° 39' W 181.32 feet to a point, thence S 35° 21' E 110.00 feet to a point, thence N 54° 39' E 76.70 feet to a point in the westerly margin of U.S, Highway 41E, thence with said right-of-way, in a curve to the left having a radius of 686.62 feet, 163.50 feet to a point, thence leaving said right-of-way S 56° 53' W 531.40 feet to a point, thence N 14° 57' W 125.46 feet to a point, thence N 11° 56' E 537.58 feet to a locust tree, thence N 87° 31' E 215.56 feet to the point of beginning, containing 3.77 acres, more or less.

Being the same property conveyed to EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, by deed from HENRY HAROLD GILLIAM AND WIFE, MELBA JEAN GILLIAM, of record in Book 5643, page 458, dated August 18, 1980, said Register's Office. Being a portion further conveyed to ELTON BINKLEY AND EDWARD G. BINKLEY, JR., AS TENANTS IN COMMON, WITH A LIFE ESTATE BY EDWARD G. BINKLEY AND WIFE BETTY L. BINKLEY, by quitclaim deed from EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, of record in Instrument No. 20181119-0113793, dated November 9, 2018, said Register's Office.

Tract 3

Land being located in Davidson County, Tennessee being described as follows:

BEGINNING at a concrete monument in the southwest margin of U.S. Highway 41, said monument being South 60 degrees 00'00" West, 8.32 feet from the southeast corner of Edward C. Binkley property (Deed Book 5643, Page 458, Register's Office for Davidson County, Tennessee), and being the most northeasterly corner of the herein described tract; thence with the margin of said Highway South 15 degrees 37' 42" East, 365.54 feet to a concrete monument; thence South 20 degrees 08' 09" West, 140.60 feet to a concrete monument; thence South 29 degrees 58' 46" East, 70.35 feet to a concrete monument; thence North 76 degrees 52' 26" East, 204.97 feet to a concrete monument; thence South 29 degrees 35' 51" East, 350.47 feet to a concrete monument; thence South 49 degrees 35' 50" East, 42.00 feet to a concrete monument; thence South 36 degrees 30' 00" East, 145.14 feet to a concrete monument; thence south 47 degrees 36' 00" West 70.00 feet to a concrete monument; thence South 47 degrees 49' 20" East, 156.45 feet to a set iron pin corner to Shepherd 6 Arnold (Deed Book 7658, Page 722 Register's Office for Davidson County, Tennessee); thence leaning said margin with said Shepherd's northeast line North 63 degrees 00' 19" West, 1127.13 feet to an existing iron post; thence North 14 degrees 10' 56" West, 330.94 feet to an existing iron post; thence North 59 degrees 02' 45" East, 518.79 feet to the point of beginning containing 9.55 acres, more or less.

Being the same property conveyed to EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, by deed from HENRY HAROLD GILLIAM AND WIFE, MELBA JEAN GILLIAM AND HOWARD WELCH AND WIFE,WANDA WELCH, of record in Book 8010, page 624, dated December 6, 1989, said Register's Office. Being a portion further conveyed to ELTON BINKLEY AND EDWARD G. BINKLEY, JR., AS TENANTS IN COMMON, WITH A LIFE ESTATE BY EDWARD G. BINKLEY AND WIFE BETTY L. BINKLEY, by quitclaim deed from EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, of record in Instrument No. 20181119-0113793, dated November 9, 2018, said Register's Office.

Tract 4

Land being described in Davidson County, Tennessee, being described as follows:

Lot No. 36 of an unrecorded plan in Block 13 of a recorded plan in Book 1130, page 37, R.O.D.C., known as the Anderson Estates. Said hot begins at a point on the southerly margin of Roosevelt Ave. at iron pin; thence running southwardly along the westerly margin of Myatt Drive 84.11 feet to the corner of Lots No. 36 and 35; thence with line between Lots No. 36 and 35 westwardly 136 feet to the common corner of Lots No. 66,65,35, and 36; thence with line between Lots No. 65 and 36 northwardly 70.3 feet to the southerly marginal Roosevelt Avenue; thence with Said Avenue eastwardly 115.67 to the beginning.

Being the same property conveyed to BETTY NORRIS BINKLEY AND HUSBAND, EDWARD G. BINKLEY, by deed from MRS. ARTIE NORRIS, A WIDOW, of record in Book 4592, page 445, dated April 11, 1972, said Register's Office. Being a portion further conveyed to ELTON BINKLEY AND EDWARD G. BINKLEY, JR., AS TENANTS IN COMMON, WITH A LIFE ESTATE BY EDWARD G. BINKLEY AND WIFE BETTY L. BINKLEY, by quitclaim deed from EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY, of record in Instrument No. 20181119-0113793, dated November 9, 2018, said Register's Office.

Tracts 1-4:

The said Betty L. Binkley having since died and Edward G. Binkley having since died on or about October 21, 2021 terminating their life estate interest. The said Edward G. Binkley, Jr. having since died testate on or about November 18, 2021 leaving his interest to his heirs at law, SHARON ROSE BINKLEY and AMANDA ROSE FULLER. For further reference see Affidavit of Heirship of record in Instrument No._202209120101939__, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor, AMANDA ROSE FULLER, and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

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

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 2nd day of September, 2022.

Sharon Rose Binkley
**SHARON ROSE BINKLEY**

Amanda Rose Fuller
**AMANDA ROSE FULLER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Mary Binkley, a Notary Public in and for said County and State, **SHARON ROSE BINKLEY**, the within named Bargainor, 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 Goodlettsville, Tennessee, this the 2nd day of September, 2022.

Mary Binkley
NOTARY PUBLIC

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Mary Binkley, a Notary Public in and for said County and State, **AMANDA ROSE FULLER**, the within named Bargainor, 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 Goodlettsville, Tennessee, this the 2nd day of September, 2022.

Mary Binkley
NOTARY PUBLIC

My Commission Expires: _____

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 9/2/22 [DATE].

**AFFIANT SIGNATURE**

9/6/22
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the 6 day of September, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

