This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8172 fax

Karen Johnson Davidson County
Batch# 1014003 DEEDWARR
06/12/2023 02:06:30 PM 6 pgs
Fees: $33.00 Taxes: $370.00
20230612-0044630

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, WE, **CHARLES WADE BINKLEY, CONNIE LEE BINKLEY, AMON T. BINKLEY, individually and as Executor of the Estate of Grace Lee Binkley, deceased, ASHONTI MITCHELL (BY AND THROUGH MELVIN MITCHELL AS HIS GUARDIAN), JUSTIN BINKLEY, DUTCH E. PARKER AND CASY KOONCE MOULDER,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY PARKER, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

*****SEE ATTACHED EXHIBIT A*****

This is unimproved property, known as 2669 UNION HILL RD., JOELTON, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 8th day of June, 2023.

CHARLES WADE BINKLEY

CONNIE LEE BINKLEY

AMON T. BINKLEY,
Individually and as Executor of Grace Lee Binkley, deceased

ASHONTI MITCHELL
BY MELVIN MITCHELL, GUARDIAN

JUSTIN BINKLEY

DUTCH E. PARKER

CASY KOONCE MOULDER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CHARLES WADE BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CONNIE LEE BINKLEY , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, AMON T. BINKLEY, individually and as Executor of the Estate of Grace Lee Binkley, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of June, ~~2003~~ 2023, before me personally appeared Melvin Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashonti Mitchell, as his Guardian, and who acknowledged that he executed the same as the free act and deed of Ashonti Mitchell, as Guardian.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JUSTIN BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, DUTCH E. PARKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CASY KOONCE MOULDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

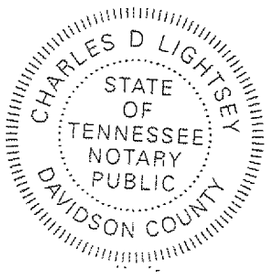
DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2023.

NOTARY PUBLIC
My commission expires: 3/3/26



Address New Owner(s) as follows:
JEREMY L. PARKER
2663 Union Hill Rd
Joelton, TN 37080

Send Tax Bills To:
Same as above

MAP/PARCEL: 015 000/263.00

EXHIBIT A

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT THREE ON AN UNRECORDED SURVEY OF THE DIVISION OF A PORTION OF THE HOLLIS E. BINKLEY AND WIFE, GRACE LEE BINKLEY PROPERTY, BY GREGORY UNDERWOOD, SURVEYOR, 9086 HARDING ROAD, FRANKLIN, TENNESSEE 37064, LICENSE NO. 1299, DATED MARCH 19, 1992, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF HOLLIS BINKLEY'S (BOOK 6331, PAGE 461, R.O.D.C.) 60.26 ACRE TRACT OF WHICH THIS DESCRIBED TRACT IS A PORTION OF, SAID IRON ROD BEING IN THE SOUTHEASTERLY RIGHT OF WAY OF UNION HILL ROAD; THENCE WITHSAID RIGHT OF WAY N 47 DEG. 41 MIN. 59 SEC. E, 388.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 01 DEG. 18 MIN. 46 SEC., A RADIUS OF 1,583.96 FEET, A LENGTH OF 36.29 FEET TO AN IRON ROD (NEW), THE TRUE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE WITH THE SOUTHEASTERLY RIGHT OF WAY OF UNION HILL ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 01 DEG. 52 MIN. 15 SEC., A RADIUS OF 1,583.96 FEET, A LENGTH OF 51.72 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID RIGHT OF WAY S 29 DEG. 44 MIN. 05 SEC. E 1,153.29 FEET TO AN IRON ROD (NEW); THENCE N 20 DEG. 19 MIN. 00 SEC. E 343.00 FEET TO AN IRON ROD (NEW); THENCE S 37 DEG. 27 MIN. 26 SEC., 190.00 FEET TO AN IRON ROD (NEW); THENCE S 06 DEG. 48 MIN. 44 SEC. W 436.77 FEET TO AN IRON ROD (NEW); THENCE N 83 DEG. 40 MIN. 05 SEC., W 98.55 FEET TO AN IRON ROD (NEW); THENCE S 08 DEG. 07 MIN. 24 SEC. W 304.38 FEET TO AN IRON ROD (NEW); THENCE N 81 DEG. 52 MIN. 36 SEC. W 236.73 FEET TO AN IRON ROD (NEW); THENCE N 20 DEG. 19 MIN. 00 SEC. E, 489.12 FEET TO AN IRON ROD (NEW); THENCE N 29 DEG. 44 MIN. 05 SEC. W 1,181.94 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.202 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HOLLIS EVERETT BINKLEY AND WIFE, GRACIE LEE BINKLEY BY DEED FROM HOLLI RISTINA BINKLEY, UNMARRIED, OF RECORD IN BOOK 8761, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
HOLLIS EVERETT BINKLEY DIED ON SEPTEMBER 1, 2013, LEAVING GRACE LEE BINKLEY AS THE SURVIVING TENANT BY THE ENTIRETY. GRACE LEE BINKLEY DIED TESTATE ON OCTOBER 30, 2021. PURSUANT TO THE LAST WILL AND TESTAMENT OF GRACE LEE BINKLEY, OF RECORD IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION), DOCKET NO. 22P406, THE HEIRS TO THE PROPERTY ARE **CHARLES WADE BINKLEY, CONNIE LEE FREELAND, AMON T. BINKLEY** (CHILD OF HOLLI RISTENA BINKLEY MITCHELL, WHO PREDECEASED GRACE LEE BINKLEY ON MAY 24, 2021), **ASHONTI MITCHELL** (CHILD OF HOLLI RISTENA BINKLEY MITCHELL, WHO PREDECEASED GRACE LEE BINKLEY ON MAY 24, 2021), **JUSTIN BINKLEY** (CHILD OF ANGELIA DAWN PARKER, WHO PREDECEASED GRACE LEE BINKLEY ON MAY 22, 2012), **DUTCH E. PARKER** (CHILD OF ANGELIA DAWN PARKER, WHO PREDECEASED GRACE LEE BINKLEY ON MAY 22, 2012) AND **CASY KOONCE MOULDER**, CASEY KOONCE AND CASY KOONCE MOULDER IS ONE IN THE SAME,(CHILD OF ANGELIA DAWN PARKER, WHO PREDECEASED GRACE LEE BINKLEY ON MAY 22, 2012). PURSUANT TO SAID WILL OF GRACE LEE BINKLEY, THE INTEREST OF HER PREDECEASED CHILDREN DISBURSED DIRECTLY TO THE ISSUE OF SAID DECEASED CHILD. THE SAID CHARLES WADE BINKLEY, CONNIE LEE FREELAND, AMON T. BINKLEY, ASHONTI MITCHELL BY AND THROUGH HER COURT-APPOINTED GUARDIAN, MELVIN MITCHELL, JR., JUSTIN BINKLEY, DUTCH E. PARKER AND CASEY KOONCE EXECUTE THIS INSTRUMENT AS THE HEIRS OF THE SUBJECT PROPERTY AND AS BENEFICIARIES OF THE LAST WILL AND TESTAMENT OF GRACE LEE BINKLEY, DECEASED. AMON T. BINKLEY FURTHER EXECUTES THIS INSTRUMENT AS EXECUTOR OF THE ESTATE OF GRACE LEE BINKLEY, DECEASED.
ASHONTI MITCHELL IS A MINOR. PURSUANT TO ORDER APPROVING SALE OF INTEREST IN REAL PROPERTY, FROM THE LOGAN DISTRICT COURT, COMMONWEALTH OF KENTUCKY, CASE NO. 23-P-00137, MELVIN MITCHELL JR., THE FATHER OF ASHONTI MITCHELL, HAVING BEEN DULY APPOINTED AS GUARDIAN OF ASHONTI MITCHELL, THE SALE OF THE MINOR'S INTEREST WAS APPROVED AND THE GUARDIAN WAS AUTHORIZED TO EXECUTE THE DOCUMENTS NECESSARY TO CLOSE THE SALE OF THE PROPERTY ON BEHALF OF THE MINOR.

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 8, 2023.

Tori Cole

Affiant Signature

Date: 6/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 12, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

