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# 1014397 DEEDWARR
06/13/2023 09 19 50 AM 5 pgs
Fees. $28 00 Taxes $44 40
20230613-0044876

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 BINKLEY, CONNIE BINKLEY, AMON BINKLEY, 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 **DAVID E. NICHOLS and MISTY N. REED, a married couple,** 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 2737 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 BINKLEY

CONNIE BINKLEY

AMON BINKLEY

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 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 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 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

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

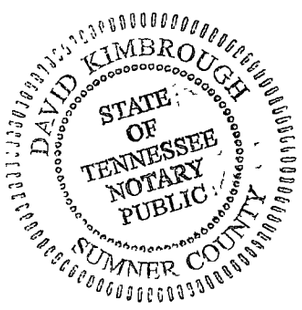
DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$12,000.00.**

Gene Dunning
Affiant

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

NOTARY PUBLIC
My commission expires. 7-2-24



Address New Owner(s) as follows:
DAVID E. NICHOLS
MISTY N. REED
2759 Union Hill Rd.
Joelton, TN. 37080

Send Tax Bills To:
Same as above

MAP/PARCEL: 015 000/237.00

EXHIBIT A

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2 ON AN UNRECORDED SURVEY OF THE DIVISION OF THE FRANCIS R BINKLEY FARM, BY BARRY GREER & ASSOCIATES, NASHVILLE, TN, LICENSE NO 223, DATED APRIL 2, 1979, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS· BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF UNION HILL ROAD WHICH POINT IS 548 02 FEET FROM THE NORTHEAST CORNER OF PROPERTY OWNED BY GEORGE L. HUFFMAN, AND WIFE, IN BOOK 4493, PAGE 061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWESTERLY CORNER OF THIS TRACT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CURVE, 50.00 FEET TO A POINT, THENCE N 49 DEG 57' E, 140 0 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY MARGIN OF UNION HILL ROAD, S 19 DEG 55' 56" E, 275.0 FEET TO A POINT, THENC N 21 DEG. 04' 18" W, 211 25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FRANCIS R. BINKLEY AND WIFE, NELL BINKLEY BY DEED OF RECORD IN BOOK 1252, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID FRANCIS R. BINKLEY HAVING PREDECEASED THE SAID NELL BINKLEY, AND THE SAID NELL BINKLEY HAVING SINCE DIED, AND PURSUANT TO THE LAST WILL AND TESTAMENT OF NELL BINKLEY, OF RECORD IN BOOK 8676, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY VESTED IN HOLLIS BINKLEY AND JEAN BINKLEY DRAPER (ALSO KNOW AS NORMA JEAN DRAPER).
HOLLIS EVERETT BINKLEY CONVEYED HIS INTEREST IN THE PROPERTY TO HOLLIS EVERETT BINKLEY AND WIFE, GRACIE LEE BINKLEY, BY QUITCLAIM DEED OF RECORD IN BOOK 8676, PAGE 833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
HOLLIS EVERETT BINKLEY DIED ON SEPTEMBER 1, 2013, LEAVING GRACE LEE BINKLEY AS THE SURVIVING SOLE OWNER GRACE LEE BINKLEY DIED 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 ARE 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.
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 ASHANTI MITCHELL, HAVING BEEN DULY APPOINTED AS GUARDIAN OF ANSONTI 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.
NORMA JEAN DRAPER DIED INTESTATE ON APRIL 27, 2022. THE LEGAL HEIRS OF NORMA JEAN DRAPER ARE GLENDA N. BOND, VONNITA J COLLINS, YOLONDA C CARNEY AND CHARLENE JOY BOYKIN, AS SHOWN BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20230608-0043577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GLENDA N. BOND, VONNITA J COLLINS, YOLONDA C CARNEY AND CHARLENE JOY BOYKIN CONVEYED THEIR INTEREST IN THE PROPERTY TO CHARLES BINKLEY, CONNIE BINKLEY, AMON BINKLEY, ASHONTI MITCHELL, JUSTIN BINKLEY, DUTCH E. PARKER AND CASY KOONCE MOULDER, BY DEED OF RECORD IN INSTRUMENT NO. 20230608-0043578, REGISTER'S OFFICE FOR DAVIDSON COUNT, TENNESSEE.