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# 1014398 DEEDWARR
06/13/2023 09 21 45 AM 5 pgs
Fees $28 00 Taxes $1,849 63
20230613-0044877

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, 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 **KEITH DELOZIER and SHERRY COLVIN, 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 TO-WIT:

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

This is improved property, known as 2651 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

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, 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, 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 **$499,900.00.**

Sandra Brooks
Affiant

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

Gina Dunning
NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
KEITH DELOZIER & SHERRY COLVIN
2651 Union Hill Rd
Joelton, TN 37080

Send Tax Bills To:
Same as above

MAP/PARCEL: 015 000/263.00 p/o

EXHIBIT A

Tract 1
5 013 acres

Being a tract of land in the 3rd Councilmanic District in Davidson County and being a portion of land conveyed to Hollis Binkley, Etux QCD 8676, PG 839 R O D C T and more accurately described by a survey done by Tommy E Walker R L S TN Lic No 1465 on 04/20/09

Beginning at an existing iron pin in the easterly margin of Union Hill Road, said pin being a common corner to Tract 6 of the same survey and being the most northwest corner of herein described tract, Thence now leaving said margin with Tract 1 N 43°49'00"W 997 28 feet to a set iron pin in the westerly line of Jeffery Newlin, Etal QCD 11,512, PG 933 R O D C T , Thence now leaving Tract 6 with said Newlin S 06°48'44"W 408 07 feet to a set iron pin, said pin being a common corner to Tract 3 of the same survey, Thence now leaving said Newlin with Tract 3 N 28°21'43"W 264 95 feet to an existing iron pin, said pin being a common corner to Tract 2 of the same survey, Thence now leaving Tract 3 with Tract 2 N 37°27'26"W 985 01 feet to an existing iron in the easterly margin, Thence now leaving Tract 2 with said margin with a curve to the left having a radius of 1583 96 feet and having a chord bearing and chord of N 37°03'11"E 137 49 feet to the point of beginning containing 5 013 acres

Tract 2
7 164 acres

Being a tract of land in the 3rd Councilmanic District in Davidson County and being a portion of land conveyed to Hollis Binkley, Etux QCD 8676, PG 839 R O D C T and more accurately described by a survey done by Tommy E Walker R L S TN Lic No 1465 on 04/20/09

Beginning at an existing iron pin in the easterly margin of Union Hill Road, said pin being a common corner to Tract 7 on the same survey and being the most northwest corner of herein described tract, Thence now leaving said margin with said Tract 7 N 89°53'54"E 504 04 feet to an existing iron pin in the southerly line of Charles Leech QCD 10,021, PG 205 R O D C T , Thence now leaving Tract 7 with said Leech and Roger Baskin QCD 10,600, PG 594 R O D C T and James Boshiers DB 5056, PG 882 R O D C T S 35°44'55"E 335 37 feet to an existing iron pin in westerly line of Jeffery Newlin, Etal QCD 11,512 PG 933 R O D C T , Thence now leaving said Boshiers with said Newlin S 06°48'44"W 536 18 feet to a set iron pin, said pin being a common corner to Tract 1 of the same survey, Thence now leaving said Newlin with Tract 1 N 43°49'00"W 997 28 feet to an existing iron pin in the easterly margin, Thence now leaving said Tract 1 with said margin with a curve to the left having a radius 1583 96 feet and having a chord bearing and chord of N 32°45'25"E 99 98 feet to the point of beginning containing 7 164 acres

The above-described tract is subject to a 30' driveway esm't described by the following

Beginning at an existing iron pin in the easterly margin of Union Hill Road and said pin being Tract 6 most northwest corner, Thence now leaving Tract 6 with said margin N 26°21'44"E 30 00 feet to a point, thence now leaving said margin N 89°53'54"E 130 00 feet to a point, Thence S 00°06'06"E 25 85 feet to a point, Thence S 89°53'54"W 145 23 feet to the point of beginning

Being part of the property conveyed to Hollis Everett Binkley and wife, Gracie Lee Binkley by deed from Nell Binkley, of record in Book 6331, Page 461, Register's Office for Davidson County, Tennessee Further reference is made to a Quitclaim Deed of record in Book 8676, Page 839, said Register's Office, for the purpose of establishing description for said property
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 (nka Connie Lee Binkley)**, **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