Karen Johnson Davidson County
Batch# 1080316 DEEDWARR
12/08/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20231208-0095044

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Da Nita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2023.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 23-18473

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TN Pace RE, LLC (NAME)	New Owner (NAME)	096-14-0-126.00
3500 Lenox Road, Ste. 510 (STREET ADDRESS)	(STREET ADDRESS)	
Atlanta, GA 30326 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paul Emerson Binkley, Jr., a married man, Kathy Denise Binkley, a married woman, and Travis Paul Binkley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN Pace RE, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 782 on the plan of Cloverhill, Section No. IX, as shown on plat of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Travis Paul Binkley, an unmarried man, and Paul Emerson Binkley, Jr. and Kathy Denise Binkley, husband and wife as tenants in common with right of survivorship, by Warranty Deed from Sarah Leake, dated 12/19/2007 and recorded 1/3/2008 in Instrument No. 20080103-0000548, in the Register's Office of Davidson County, Tennessee.

See Conservatorship documents for Travis Paul Brinkley in Case No. 06P-1206. Paul Emerson Binkley, Jr. and Kathy Denise Binkley have been appointed Co-Conservators for Travis Paul Binkley by Order filed in the Probate Court for Davidson County, Tennessee, and recorded in Instrument No. 20080103-0000546, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2906 Lyncrest Drive, Nashville, TN 37214.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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 my/our hand(s) this 8th day of December, 2023.

Paul Emerson Binkley, Jr.

Kathy Denise Binkley

Travis Paul Binkley

By: Paul Emerson Binkley, Jr. Co-conservator
Paul Emerson Binkley, Jr., Co-Conservator

By: Kathy Denise Binkley Co-conservator
Kathy Denise Binkley, Co-Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of December, 2023, before me personally appeared Paul Emerson Binkley, Jr., and Kathy Denise Binkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2023.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Paul Emerson Binkley, Jr. and Kathy Denise Binkley, Co-Conservators for Travis Paul Binkley, with whom I am personally acquainted, and who acknowledged that Paul Emerson Binkley, Jr. and Kathy Denise Binkley, executed the within instrument for the purposes therein contained and who further acknowledged that Paul Emerson Binkley, Jr. and Kathy Denise Binkley, Co-Conservators for Travis Paul Binkley of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of December, 2023.

Notary Public
My Commission expires: 6/7/25

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/8/23 (date of document)

Affiant Signature

12/8/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202312080095044