This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property. Karen Johnson Davidson County Batch# 1175416 DEEDWARR 08/29/2024 02:55:30 PM 4 pgs Fees: $23.00 Taxes: $1,094.72 20240829-0066663	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $295,870.00 Joy R. James, Affiant Sworn to and subscribed before me this August 29, 2024. Comm Exp: _____ Notary Public

This Instrument Prepared by: Robert M. Pautienus III, Esq.
FIDELIS LAW PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MATTHEW JOSEPH BINKLEY and wife, EMILY PAIGE OOTEN BINKLEY		
408 Ritchie Drive	Same as New Owner	160-04-0-075.00
Nashville, Tennessee 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred and Ninety-Five Thousand Eight Hundred and Seventy 00/100 Dollars ($295,870.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JOY R. JAMES, a Trustor and Trustee, of The Harold M. James and Joy R. James Joint Revocable Living Trust, dated Aug 30, 1999, and any amendments thereto (Being one and the same as HAROLD M. JAMES and JOY R. JAMES, TRUSTEES OF THE JAMES JOINT REVOCABLE LIVING TRUST, dated August 30, 1999), do hereby transfer, release, and convey any and all of right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MATTHEW JOSEPH BINKLEY and wife, EMILY PAIGE OOTEN BINKLEY, being more particularly described as follows:

Being Lot No. Four (4) on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for Davidson County, State of Tennessee and described as:

Beginning at a point in the northerly margin of Ritchie Drive, at the comer of Lots Nos. 4 and 5, thence with the line between said lots, northerly 125 feet to a comer of Lot No. 3, thence

with the line between Lots Nos. 3 and 4, northwesterly 143.6 feet to the easterly margin of Stallworth Drive, thence \with the margin of the same, southerly 120.8 feet to the beginning of a curve, thence around said curve, southeasterly 40.2 feet to the margin of Ritchie Drive, thence \\'ith the margin of the same easterly 128.5 feet to the point of beginning.

Being the same property conveyed to HAROLD M. JAMES and JOY R. JAMES, Trustees, and any Successor Trustees thereto, U/A/D August 30, 1999, and any amendments thereto, from HAROLD M. JAMES and JOY R. JAMES, husband and wife, by Quitclaim Deed of record in Book 11647, Page 920, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all encumbrances filed of record, all restrictions and easements of record; taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable, and other matters of public record.

The legal description is taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to MATTHEW JOSEPH BINKLEY and wife, EMILY PAIGE OOTEN BINKLEY, their heirs and assigns forever; and the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and the Trust does further covenant and bind itself to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

The Harold M. James and Joy R. James Joint Revocable Living Trust, dated Aug 30, 1999, expressly states that "either Trustor/Trustee can act in regard to the Trust Estate and all assets therein without the consent of the other."

The improved property is known as 408 Ritchie Drive, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on August 29, 2024.

JAMES JOINT REVOCABLE LIVING TRUST, dated August 30, 1999

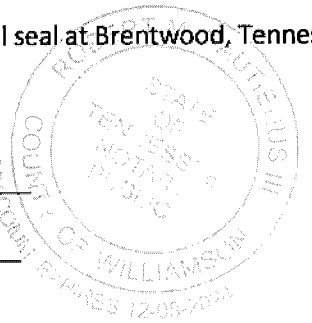
Joy R. James

JOY R. JAMES, Trustor and Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOY R. JAMES, a TRUSTEE OF THE JAMES JOINT REVOCABLE LIVING TRUST, dated August 30, 1999), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 29, 2024.



NOTARY PUBLIC
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 August 29, 2024

8/29/24
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 29th day of August, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-16-2025