Karen Johnson Davidson County
Batch# 1305038 DEEDWARR
08/01/2025 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $903.54
20250801-0061174

SEND TAX STATEMENTS TO:
Flash Raise Funding, LLC
200 Bartlett, Ste. 108,
El Paso, TX 79912

NAME AND ADDRESS OF NEW OWNER:
Kerolos Esam Girgis
845 Richards Road
Antioch, TN 37013

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN STREET, SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP and PARCEL: 148 12 0 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned, **PATRICK MARK BINKLEY, Co-Executor and Individually, WILLIAM BRAATZ BINKLEY, Co-Executor and Individually, CHRISTINA MARIE BINKLEY, LINDA LEIGH BINKLEY, AND JONATHAN SEXTON, devisees of WILLIAM M. BINKLEY, deceased, who died testate and whose will being duly filed for probate in the Probate Court for Rutherford County, Tennessee, and JONATHAN SEXTON and JEFF SEXTON, being the sole heirs at law of OPAL JUNE (BISHOP) BINKLEY, deceased, who died intestate June 13, 2024 in Rutherford County,** has this day bargained and sold and do hereby transfer and convey unto, **KEROLOS ESAM GIRGIS, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 2 on the Plan of Hazelwood, Section Two, of Record in Book 3106, Page 97, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

FOR source of title to said realty reference is made to Warranty Deed from Henry L. Bogle and wife, Rubye H. Bogle to William M. Binkley (d.o.d. 11/22/2024) and Opal J. Bishop (d.o.d. 6/13/2024), dated September 27, 1985 and recorded on September 27, 1985, in Book 6669, Page 801, Register's Office for Davidson County, Tennessee. Further reference is made to Affidavit of Heirships of record in Book _____, Page 202508010061172____, and Book ____202508010061173_____ in said Register's Office.

THIS property is made subject to all matters shown on plat of record in Plat Book 3106, Page 97, Register's Office, Davidson County, Tennessee.

THIS property is made subject Restrictive Covenants as shown of record in Book 3370, Page 323, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2025 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2025 real property taxes which have been prorated between the parties herein and the grantors having paid their pro-rata share unto the grantee, the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 25th day of July, 2025.

PATRICK MARK BINKLEY,
Individually and as Co-Executor

WITNESS MY HAND this 25th day of July, 2025.

WILLIAM BRAATZ BINKLEY,
Individually and as Co-Executor

WITNESS MY HAND this 25th day of July, 2025.

CHRISTINA MARIE BINKLEY

WITNESS MY HAND this 25th day of July, 2025.

LINDA LEIGH BINKLEY

WITNESS MY HAND this 25th day of July, 2025.

JONATHAN SEXTON

WITNESS MY HAND this 25th day of July, 2025.

JEFF SEXTON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **PATRICK MARK BINKLEY,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **WILLIAM BRAATZ BINKLEY,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **CHRISTINA MARIE BINKLEY,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **LINDA LEIGH BINKLEY,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JONATHAN SEXTON,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JEFF SEXTON,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $244,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 25th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

APRIL OLISA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 25, 2025.

J. Carlton Drumwright

July 25, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 25, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY