Karen Johnson Davidson County
Batch# 1312888 DEEDQC
08/20/2025 02:35:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066755

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF Aug., 2025.

NOTARY PUBLIC

My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25080007

Address of New Owner	Send Tax Bills To:	Tax Information:
Lindsay Hope Binkley and David Cleveland Doughten 4510 Bull Run Road Ashland City, TN 37015	Same	046-00-0-081.00

QUITCLAIM DEED

For good and valuable consideration, we, **Tammy Mayo, Lindsay Hope Binkley and David Cleveland Doughten,** do hereby quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose of making a reconveyance to **Lindsay Hope Binkley and David Cleveland Doughten, GRANTEES** herein, the following described property, to be held as tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor shall acquire the entire fee.

Land in the 1st Councilmatic District of Metropolitan Nashville, Davidson County, Tennessee, and formerly the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Bull Run Road which is the southeast corner of this tract and which spike is at the southeast corner of Oliver H. Dale (property deeded at Book 3285, Page 218, RODCT); thence North 33 degrees West 770 feet to a point; thence returning in a southeasterly direction to a point in the center of Bull Run Road; thence with the center of Bull Run Road North 52 degrees East 150 feet to the point of beginning. This tract is triangular and has only three sides.

Being the same property conveyed to Grace L. Williams, a life estate with remainder interest upon her death to David Cleveland Doughten and wife, Hazel Leigh Doughten, by Warranty Deed from Farris E. Pemberton and wife, Sara E. Pemberton, dated 11/26/1985 and recorded on 12/06/1985 at Book 6734, Page 931, Register's Office for Davidson County, Tennessee. Grace L. Williams life estate terminated upon her death (dod 04/18/1989). David Cleveland Doughten and Hazel Leigh Doughten having since divorced on 10/08/1990, by Final Decree filed in the Fourth Circuit Court for Davidson County at Nashville, Tennessee, property vested jointly as tenants in common. Further being the same property conveyed to Hazel Leigh Doughten, unmarried (subject to David Cleveland Doughten's life estate), by Quitclaim Deed from David Cleveland Doughten, unmarried, dated 10/26/2022 and recorded on 10/26/2022 in Instrument No. 20221026-0116042, RODCT. Hazel Leigh Doughten having since died intestate on or about 04/05/2025, property vested in her heirs at law: Tammy Mayo and Lindsay Hope Binkley (see Affidavits of Heirship of record in Instrument No. 202508200066753, RODCT, and Instrument No. -202508200066754, RODCT).

This is improved property generally located:
4510 Bull Run Road, Ashland City, TN 37015

AND NOW I, **L. Broner McCoy, Trustee,** do hereby transfer and convey the hereinabove described property unto **Lindsay Hope Binkley and David Cleveland Doughten, GRANTEES** herein, to be held as tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, **Tammy Mayo, Lindsay Hope Binkley and David Cleveland Doughten** has caused this instrument to be executed, this the 20th day of Aug., 2025.

Tammy Mayo

Lindsay Hope Binkley

David Cleveland Doughten

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Tammy Mayo, Lindsay Hope Binkley and David Cleveland Doughten,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 20th day of Aug., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee**, has hereunto set his hand this the 20th day of Aug., 2025.

L. Broner McCoy, Trustee

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 20th day of Aug., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 8/20/2025 (date of document).

L. Broner McCoy
Date: 8/20/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 20th day of Aug., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY