This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1333853 DEEDWARR
10/15/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251015-0082001

State of TN
County of DAVIDSON

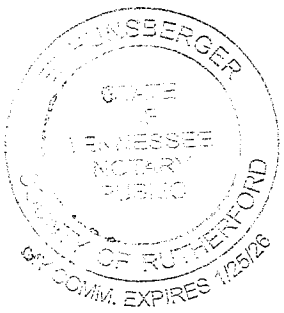
The actual consideration or value, whichever is greater for this transfer is: $400,000.00

Kimberly Bland
Affiant Signature

Subscribed and sworn to before me on this the 23 Day of Sept, 2025.

Notary Public

My Commission expires 1/25/26



NAME AND ADDRESS OF PROPERTY OWNER:
Deborah E. Binkley
1428 Madison Creek Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Deborah E. Binkley
1428 Madison Creek Rd
Goodlettsville, TN 37072

MAP AND PARCEL NUMBER: 04203001600

WARRANTY DEED
25NT01194

Effective the 23 Day of Sept, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sarah Birkedahl and Brandon Birkedahl

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Deborah E. Binkley, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. Thirty-Two (32) on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 160 feet on the southerly side of Woods Lake Drive and extends back 245.5 feet on the westerly line and 255 feet on the easterly line to a dead line measuring 160.6 feet thereon.

Being the same property conveyed to Sarah Birkedahl from William Hall and Penny A. Hall, by Warranty Deed dated 07/05/2019 and recorded 07/08/2019 in Instrument No. 20190708-0066010, Register's Office of said County.

This is an improved property commonly known as: 904 Woods Lake Drive, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 23rd day of September, 2025

Sarah Birkedahl

Sarah Birkedahl

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Birkedahl, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Brandon Birkedahl

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brandon Birkedahl, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/23/25 (date of document).

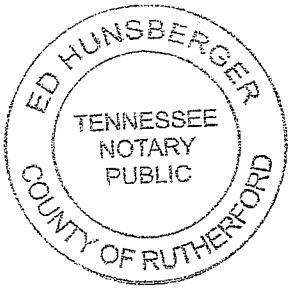
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26