THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 306
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1355367 DEEDWARR
12/08/2025 02 23 32 PM 2 pgs
Fees $13 00 Taxes $832 50

20251208-0097591

WARRANTY DEED

Address of New Owners	Send Tax Bills To:	Tax ID No
Joseph Binkley 5808 Brentwood Trace Brentwood, TN 37027	Owner	160-14-0B-104 00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Amanda W. Faulk, unmarried** , hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Binkley, an unmarried man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit.

Being a part of the Plan of the 2nd Revision of Brentwood Trace, Condominium Apartments, as of record in Book 5200, Page 219, as revised in Book 5200, Page 261, Register's Office for said county, the part hereby described being:

Unit No. 5808 as shown on said Plan and as shown in and described by the deed establishing an Horizontal Property Regime with respect to Brentwood Trace Condominiums as of record in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Amanda W. Faulk, unmarried, by Warranty Deed from Jana L Hoffman (now Jane Hoffman Pistole) and husband, Phillip Pistole, recorded on September 3, 1985, at Book 6646, page 159, Davidson County Register of Deeds

This property commonly known as 5808 Brentwood Trace, Brentwood, TN 37027*

*Note that a street address is not, and is not part of a legal description

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever GRANTOR covenants with said GRANTEE 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 set out herein GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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

Witness my hand, this 4TH **day of December, 2025:**

Amanda Faulk

Amanda W. Faulk

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 **Amanda W. Faulk,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 4TH day of **December, 2025**

Notary Public

My Commission Expires _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$225,000.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4TH DAY OF **December, 2025**

Notary Public

My Commission Expires: _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026