THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET SUITE 200
DICKSON, TENNESSEE 37055
RT8921-01

Karen Johnson
Batch # 1373359
01/29/2026 01:37:31 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20260129-0006366

Based on the information provided by the parties; No title search was requested or performed.

DEED CREATING TENANCY BY THE ENTIRETY

Pursuant to Section 66-1-109, Tennessee Code Annotated, and for and in consideration of the love and affection I have for my wife, the said KIMBERLY BINKLEY, I, JAMES RAY BINKLEY, have bargained and sold, and by these presents do transfer and convey to KIMBERLY BINKLEY, a sufficient interest in the hereinafter described property to create an estate by the entireties in us.

Situated in the Fourteenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Situated on the south side of North Bernard Road in said County and State, being Lot #3 of the W.T. Johns Subdivision, not of record.

BEGINNING at a point in the center of said North Bernard Road 1057 feet westerly from the center of Old Eatons Creek Road; thence South 3 degrees West 250 feet; thence North 87 degrees 100 feet; thence North 3 degrees East to the center of North Bernard Road; thence with the center of the same South 87 degrees East 100 feet to the point of the beginning, containing 25,000 square feet, according to a survey of C.J. Carney, date May 21, 1957.

Being the same property conveyed to James Ray Binkley by Executor's Deed from James Ray Binkley and Bill Proctor, Executors of the Estate of James Frederick Binkley, dated February 5, 2015, and of record by Instrument #20140206-0010392 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4943 Rawlings Road, Joelton, TN 37080.

It is the express intention of the Grantor, JAMES RAY BINKLEY, by this instrument to create an estate by the entireties with his wife, KIMBERLY BINKLEY, in and to the entire estate in the above described property previously held by him.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES RAY BINKLEY and wife, KIMBERLY BINKLEY, as tenants by the entireties, their heirs and assigns, forever. And I do covenant with the said KIMBERLY BINKLEY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and forever defend the interest in said land hereby conveyed to the said KIMBERLY BINKLEY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 21 day of January, 2026.

JAMES RAY BINKLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JAMES RAY BINKLEY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 21 day of January, 2026.

DANA B MARLOW STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. FEB 23, 2028 DICKSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-, this being a transfer for the creation of a tenancy by the entirety by the conveyance from one (1) spouse to the other and is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

AFFIANT

Subscribed and sworn before me this 21 day of January, 2026.

DANA B MARLOW STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. FEB 23, 2028 DICKSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

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ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
JAMES RAY BINKLEY and wife, KIMBERLY BINKLEY
2605 Little Bartons Creek Road
Cumberland Furnace, TN 37051

Map & Parcel:
021 00 0 200.00