Karen Johnson Davidson County
Batch# 1403353 DEEDWARR
04/08/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20260408-0028365

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$322,000.00**

Subscribed and sworn to before me this 6th day of April, 2026.

Notary Public
My Commission Expires: 8/1/2029

Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
George A. Tribble **101 Heathcote Ct.** **Goodlettsville, TN 37072**	~~Same as New Owner.~~ Fortefi, LLC 2050 Lowes Drive Clarksville, TN 37040	**026-07-0-065**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald Jessie Binkley and Donald Joe Binkley**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **George A. Tribble, a married man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 171 on the plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee. Said Lot No. 171, Which is a corner lot, fronts 39.56 feet on the southerly margin of Windsor Trace and fronts 85.80 feet on the southerly margin of heathcote court, Said Frontages Being joined by a curve having a length of 38.08 feet, and extends back 98.99 feet on the southerly line and 76.92 feet on the westerly line to a point of Intersection.

Being the same property conveyed to Margaret B. Turner, an unmarried woman by Warranty Deed from William Hills, single of record in Instrument No. 20150318-0023239 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 18, 2015.

Margaret Anne Turner died intestate on October 30, 2024, leaving Ronald Jessie Binkley and Donald Joe Binkley as her surviving heirs at law. Affidavit of Heirship of record in instrument No. 20241226-0099836, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 101 Heathcote Ct., Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of March, 2026.

Ronald Jessie Binkley

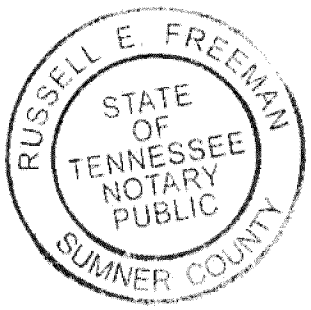
Donald Joe Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Ronald Jessie Binkley and Donald Joe Binkley,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 11/26/2028



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 April 6, 2026.

J. Carlton Drumwright

April 6, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 6, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY