WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411489 DEEDWARR
04/24/2026 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260424-0035566

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $280,000.00

A Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2026.

Tina Shinn
Notary Public

MY COMMISSION EXPIRES:
9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Ian Mathis	Ian Mathis	070-07-0-025.00
(NAME) 942 Youngs Ln	(NAME) 942 Youngs Ln	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Leonard C. Binkley, Jr. and Theresa Smith, Co-Conservators of the Estate of Cecilia Binkley, Ward, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ian Mathis , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 25 and 26 on the Map of J. S. Spurlocks Land not of record, described according to survey made by Earle Drake April 21, 1925, as follows:

Beginning in the center of Buena Vista Pike at a point 218 feet south to the southeast corner of Lot No. 18; thence with the center of said Pike, Southwardly 60 feet; thence Westwardly 220 feet more or less, to the easterly lien of Lot No. 24; thence with the said line Northwardly 60 feet to a point 218 feet south of the southerly line of said Lot No. 18; thence Eastwardly 220 feet, more or less to the point of beginning.

Being the same property conveyed to Leonard C. Binkley and wife Cecilia Ann Binkley by Warranty Deed from Roy C. Flowers, unmarried of record in Book 3570, Page 451, Register's Office for Davidson County, Tennessee, dated May 25, 1963 and recorded on May 31, 1963.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 942 Youngs Ln, Nashville, TN 37207

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of April, 2026.

Cecilia Binkley

By: Theresa Smith
Theresa Smith, Co-Conservator

STATE OF TENNESSEE
COUNTY OF Robertson

On this 22 day of April, 2026, before me personally appeared Theresa Smith, Co-Conservators of Cecilia Binkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of April, 2026.

Helen Mackey
Notary Signature
My commission expires: 06/29/27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Unimproved ☐
This is improved ☒ property, known as 942 Youngs Ln, Nashville, TN 37207

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of April, 2026.

Cecilia Binkley
By: Leonard Binkley, Jr.
Leonard Binkley, Jr., Co-Conservator

STATE OF Florida
COUNTY OF Osceola

On this 22 day of April, 2026, before me personally appeared Leonard Binkley, Jr., Co-Conservators of Cecilia Binkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of April, 2026.

Iliana Oyola
Notary Signature
My commission expires: 08/03/2029

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Iliana Oyola
Electronic Notary Public
State of Florida
Commission #: HH 706843
Commission Expires: 08/03/2029

By means of Online Notarization who has produced TN Driver License as identification.

Certificate of Authenticity

I, Joshua A. Terry, 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 4/22/26.

Affiant Signature – Joshua A. Terry

4/24/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/24/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27