WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $269,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson
Batch # 1416798
05/06/2026 01:37:41 PM
Fees: $18.00 Taxes: $999.00
Davidson County
DEEDWARR
3 pgs
20260506-0040876

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #JVK-NLR-26-9465

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)
Jayanthi Karunaratne	new owner	070-07-0-023.00
(NAME)	(NAME)	
1440 W Running Brook		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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 Cecilia Binkley, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jayanthi Karunaratne , "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 the Southerly 75 feet of the Northerly 153 feet of Lots Nos. 25 and 26, on the Map of J. S. Spurlock Lands, not of record, described according to a survey made by John Kohl, Surveyor, on November 27, 1968, as follows:

Beginning in the center of Buena Vista Pike at a point 78 feet Southeasterly of the Southeasterly corner of the property conveyed to Edward L. Reed and wife, by deed from Nancy Drowning Felts, of record in Book 2229, page 512, Register's Office for Davidson County, Tennessee; thence Westerly 160 feet, more or less, to the Easterly line of Lot No. 24; thence with said line, Southerly 75 feet; thence, Easterly 200 feet , more or less, to the center of said Pike; thence with said Pike, Northwesterly 75 feet to the beginning.

Being the same property conveyed to Leonard Binkley and wife, Cecelia Binkley, by Warranty Deed from Ronnie D. Carlisle and Merrilee Gladys Carlisle Poole, of record in Book 6801, Page 124, Register's Office for Davidson County, Tennessee, dated March

07, 1986 and recorded on March 08, 1986.

The said Leonard Binkley died on December 4, 2005, and subject property having vested solely in Cecilia Binkley as surviving tenant by the entirety.

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 946 Youngs Lane, 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 04 day of May, 2026.

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

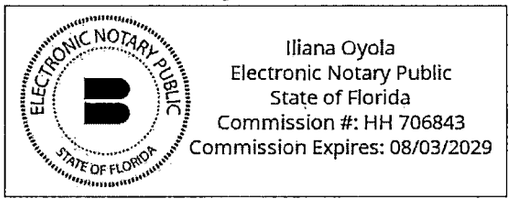
STATE OF Florida
COUNTY OF Osceola

On this 04 day of May, 2026, before me personally appeared Leonard Binkley, Jr. Co-Conservator 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 04 day of May, 2026.

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

Notarized online using audio-video communication



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

Unimproved ☐
This is improved ☒ property, known as 946 Youngs Lane, 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 4 day of May, 2026

Cecilia Binkley

By: Theresa Smith, Co-Conservator
Theresa Smith, Co-Conservator

STATE OF Tennessee
COUNTY OF Robertson

On this 4th day of May, 2026, before me personally appeared Theresa Smith, Co-Conservator 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 4th day of May, 2026.

Notary Signature
My commission expires: 05/23/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 05/04/26.

Affiant Signature May 5, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 5th day of May, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028