RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40296-26

Karen Johnson Davidson County
Batch# 1437303 DEEDWARR
06/23/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $5,916.30
20260623-0056547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,599,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of JUNE, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christopher Allen Binkley and Laura Smallwood Binkley 4206 Wyoming Ave Nashville, TN 37209	Same address as new owner	103-04-0-478

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($1,599,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANNE AARON-LYLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER ALLEN BINKLEY AND LAURA SMALLWOOD BINKLEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 of Block 6 on the Plan of Charlotte Park Company's First Addition to Nashville, as shown on Plat of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anne Aaron-Lyle, unmarried, by Warranty Deed from Thomas Matthew Harmon and wife, Lana H. Harmon, dated September 13, 2017, and recorded October 03, 2017, in Instrument No. 20171003-0101244, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4206 Wyoming Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of June, 2026

GRANTOR(S)

6-19-26

Anne Aaron-Lyle

STATE OF Rhode Island
COUNTY OF Newport

Personally appeared before me, a Notary Public, Anne Aaron-Lyle, 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 seal, this the 19th day of JUNE, 2026.

Notary Public

Franklin Nelson III

Printed Notary Name

My commission expires: 1/3/2029

FRANKLIN C. NELSON III
NOTARY PUBLIC
State of Rhode Island
My Comm. Expires Jan. 3, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 19, 26 (date of document).

Jennifer Pennell

June 22 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 22, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal