Karen Johnson
Batch # 1438277
06/25/2026 02:11:37 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260625-0057609

INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES AND WITHOUT A TITLE SEARCH

G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration for this transfer is NONE.

Bruce L. Binkley
Affiant

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

JULIE WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Julie Welch
Notary Public

My Commission Expires: July 21, 2026

My Commission Expires July 21, 2026

QUITCLAIM DEED TO CONVEY AND CREATE TENANCY BY ENTIRETY WITH RIGHT OF SURVIVORSHIP

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Belinda M. Starks 7521 Piper Court Joelton, TN 37080 and Beverly L. Jewell 1447 South Creek Road Dickson, TN 37055	Belinda M. Starks 7521 Piper Court Joelton, TN 37080	Map 15-14 Parcel 8

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **BRUCE L. BINKLEY and wife, BARBARA J. BINKLEY,** (Grantors), hereby quitclaim unto **BELINDA M. STARKS and BEVERLY L. JEWELL,** (Grantees), their heirs and assigns, such of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

> BEING Lot No. 8 of the Joelton Heights, Section 1, of record in Book 3600, page 95, Register's Office for said County, as follows:
>
> SAID Lot No. 8 fronts 145.5 feet along the southeasterly margin of Union Hill Road, 175 feet along the northeasterly margin of an unnamed street, and 39.27 feet along the curving corner at the intersection of said streets, and runs back between converging lines, 268.6 feet on the northeasterly line 231.2 feet on the southeasterly line to a point at the rear.
>
> BEING the same property conveyed to Bruce L. Binkley and wife, Barbara J. Binkley, by Deed from George R. Duffell and wife, Minnie Bell Duffell, dated July 21, 1969, of record in Book 4353, pages 286-287, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantees assume payment of real property taxes for 2026.

This is improved property known as 3135 Union Hill Road, Joelton, Tennessee, 37080.

This conveyance is made for the express purpose of creating an estate by the entirety with a right of survivorship in and to the above-described property in the said Grantees, **BELINDA M. STARKS and BEVERLY L. JEWELL,** so that the entire property, upon the death of either, will go to the other.

WITNESS my hand this 22 day of June, 2026.

Bruce L. Binkley
BRUCE L. BINKLEY
Grantor

Barbara J. Binkley 06-23-2026
BARBARA J. BINKLEY
Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRUCE L. BINKLEY,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 22 day of June, 2026.

Julie Welch
Notary Public

My Commission Expires:
07-21-2026

JULIE WELCH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires July 21, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BARBARA J. BINKLEY,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand this 23th day of June, 2026.

06-23-26
Notary Public

My Commission Expires:
09-03-29

PRIT P. PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-23-26
09-03-29

State of Tn County of Davidson
Subscribed and sworn to (or affirmed) before me on this
23th day of June, 2026 by
Barbara Binkley proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature