Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc

Karen Johnson
Batch # 1466831
09/02/2026 10:48:58 AM
Fees: $13.00 Taxes: $13,980.81

Davidson County
DEEDWARR
2 pgs

20260902-0081036

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-42285-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,778,596.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of Sept, 2026

NOTARY PUBLIC

My commission expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lake Point Nominee Trust 135 Alton Rd Nashville, TN 37205	Same address as new owner	130-09-0-034

FOR AND IN CONSIDERATION of the sum of THREE MILLION SEVEN HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED NINETY SIX AND 00/100 Dollars ($3,778,596.00) 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, **CHRISTOPHER BINKLEY AND LAURA BINKLEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE LAKE POINT NOMINEE TRUST AGREEMENT DATED AUGUST 19, 2026**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 20 in Block B on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C, & D, of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Binkley and Laura Binkley, husband and wife, from Alton 2.0, LLC, a Tennessee limited liability company, by Warranty Deed dated April 9, 2021 and recorded April 14, 2021 in Instrument #20210414-0049662, 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: 135 Alton Road, Nashville, TN 37205

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 31st day of August, 2026

GRANTOR(S)

Christopher Binkley

Laura Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Christopher Binkley and Laura Binkley, husband and wife, 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 31st day of August, 2026.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029