Karen Johnson Davidson County
Batch# 1483472 DEEDWARR
10/13/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20261013-0093962

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $300,000.00 Gloria Ann LeVan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Larry Norman LeVan and Gloria Ann LeVan	Larry Norman LeVan and Gloria Ann LeVan	074-08-0-082
(NAME) 8008 Bonnafair Drive	(NAME) 8008 Bonnafair Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Donald N. Binkley, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Larry Norman LeVan and Gloria Ann LeVan, husband and wife , "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 Lot No. 671 on the Plan of HERMITAGE HILLS, SECTION SEVEN, as of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald N. Binkley and Wife, Mary J. Binkley, by Warranty Deed from William L. Glenn and Wife, Beverly Keup Glenn, of record in Book 11365, Page 898, in the Register's Office of Davidson County, Tennessee, dated February 25, 1999 and recorded on March 03, 1999.

The said Mary J. Binkley died on February 11, 2025, leaving Donald N. 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 8008 Bonnafair Drive, Hermitage, TN 37076

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 21st day of Sept, 2026.

Donald N. Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of September 2026, before me personally appeared Donald N. 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 21st day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/21/2026 (date of document).

Mary Mello
Affiant Signature

9/25/2026
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 25th day of September, 2026.

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028