QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 321157 DEEDQC
11/27/2019 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191127-0122609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Nov., 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R. SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith	New owner	052 01 0 067.00
1390 Bain Dr		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARY ALICE BINNION AND DONNA BINNION SMITH, CO-TRUSTEES OF THE RAY KENNETH BINNION FAMILY TRUST U/A/D JANUARY 5, 2000,** ("Grantor"), by these presents do hereby quitclaim and convey unto **BOBBY J. SMITH, married** ("Grantee"), their heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, Block. "B" on the Plan of Crittendon Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to the Ray K. Binnion Revocable Trust, from Ray K. Binnion, by deed of record in Instrument No. 200004260041343, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary Alice Binnion and Donna Binnion Smith, Co-Trustees of The Ray Kenneth Binnion Family Trust U/A/D January 5, 2000 by Co-Trustees Quitclaim Deed from Mary Alice Binnion and Donna Binnion Smith, Co-Trustees of The Ray Kenneth Binnion Revocable Trust U/A/D January 5, 2000.

Being unimproved property also known as Harrington Dr., Madison, Tennessee 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 26 day of November, 2019.

RAY KENNETH BINNION FAMILY TRUST

Mary Alice Binnion

MARY ALICE BINNION, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary Alice Binnion with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Co-Trustee of the Ray Kenneth Binnion Family Trust, U/A/D January 5, 2000, the within named bargainor and that she, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust, by herself as such Co-Trustee.

WITNESS my hand and seal this 26 day of November, 2019.

My commission expires: 10-2-23

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RAY KENNETH BINNION FAMILY TRUST

Donna Binnion Smith

DONNA BINNION SMITH, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Donna Binnion Smith with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Co-Trustee of the Ray Kenneth Binnion Family Trust, U/A/D January 5, 2000, the within named bargainor and that she, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust, by herself as such Co-Trustee.

WITNESS my hand and seal this 22 day of November, 2019.

My commission expires:
9/18/2023

Tyler Mitchell
Notary Public



Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON