19-1359

Karen Johnson Davidson County
Batch# 348473 DEEDQC
01/24/2020 04:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200124-0009101

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ben Stapp Melissa Ashley Binns 1733 Red Jacket Dr. Nashville, TN 37013	New Owner	173-05-0-A-183.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Ben Stapp, married,** by these presents does hereby quitclaim and convey unto **Ben Stapp and Melissa Ashley Binns, husband and wife,** their heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 183, on the Plan of Barnes Crossing, as established by and shown as Exhibit "D" to the Master Deed of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; clarified in Instrument No. 20051114-0136938; and as amended in Instrument No. 20071227-0147998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben Stapp, unmarried by Warranty deed from Laura Donnelly, unmarried of record in Instrument No. 20140502-0037413 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

Being also known as 1733 Red Jacket Drive Nashville, Tennessee 37013.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24 day of January 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of January, 2020.

Ben Stapp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ben Stapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24 day of January 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

202001240009101

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

