Karen Johnson Davidson County
Batch# 362489 DEEDQC
02/24/2020 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200224-0020311

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 24th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
James A. Binns
4715 Trenton Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Owner

Map/Parcel 075-04-0-062.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Ricardo Rios, Trustee of the Horacio M. Rios Revocable Living Trust u/a/d April 1, 2002, ("Grantor")** hereby convey all of his right title and interest to the hereinafter described property to **James A. Binns ("Grantee")**, his heirs, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 324 on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, page 71, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description

Being the same property conveyed to Horacio M. Rios by deed from Rose M. Rios of record in Book 9898, page 565 Register's Office for Davidson County, Tennessee. The said Horacio M. Rios having died Testate on June 4, 2016 vesting the property in Ricardo Rios, Trustee of the Horacio M. Rios Revocable Living Trust u/a/d April 1, 2002 as evidenced by his Last Will & Testament of record in Docket No. 20P-247 and of record in Instrument No. 202002240020310 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may

affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Horacio M. Rios Revocable Living Trust

By: Ricardo Rios
Its; Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Ricardo Rios, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the trustee of the Horacio M. Rios, Revocable Living Trust u/a/d April 1, 2002 and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of February, 2020.

Notary Public

My Commission Expires: 4/10/23.

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

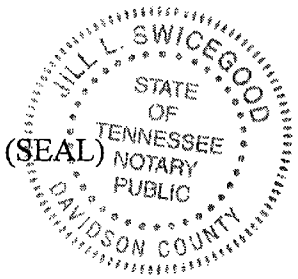
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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