THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 485055 DEEDQC
09/29/2020 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200929-0111872

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Melissa Ashley Binns 1733 Red Jacket Drive Antioch, TN 37013	New Owner	173-05-0A-183.00-CO

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, a married man,** by these presents do hereby quitclaim and convey unto **Melissa Ashley Binns, a married woman,** his/her/their heirs, successors and assigns, all his/her/their right, 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 the same property conveyed to Ben Stapp and Melissa Ashley Binns, husband and wife by QuitClaim deed from Ben Stapp, unmarried of record in Instrument No. 20200124-0009101 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 24, 2020.

Being also known as 1733 Red Jacket Drive Antioch, 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 10th day of September, 2020.

Affiant

My commission expires:

Notary Public

FRED E. MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of September, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 10th day of September, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

