This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
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Karen Johnson Davidson County
Batch# 755611 DEEDQC
11/16/2021 12:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211116-0152468

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Elizabeth Ann Smith **402 Beth Drive** **Mt. Juliet, TN 37122**	**To New Owner**	**086 00 0 204.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ODELL BINKLEY, JR.,** hereinafter called "Grantor", for estate planning purposes and in consideration of love and affection and no monetary consideration, hereby releases, remises forever and quitclaims unto **ELIZABETH ANN SMITH,** her heirs and assigns, all of his right, title and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Sullivan Commercial Center, Section 3, as of record in Plat Book 4715, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 76.00 feet on the westerly margin of Old Hickory Boulevard and extends back 272.86 feet on the southerly line to Chandler Road and 240.60 feet on the northerly line to Chandler Road; thence along Chandler Road or rear line of feet.

Also conveyed herewith is a non-exclusive easement for access, ingress, and egress to the rear of the property herein conveyed. Said easement shall run over and across the adjacent property owned by Grantor. Said property is known as Tract No. 4 of the Sullivan Commercial Center, as more particularly described in the Deed to Grantor of record at Book 10664, page 353, and shall run from Andrew Jackson Way along the Northeast boundary of the said Tract 4, being the common boundary between the two tracts.

Being the same property conveyed to Odell Binkley, Jr. by deed from Gerald Robert Burns and wife, Sherry R. Burns of record as Instrument No. 20110509-0035586 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

4050 ANDREW JACKSON WAY
HERMITAGE, TN 37076

This is the same description as in previous deed of record.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property or which a visual inspection of the property would reveal, insofar as same are presently binding thereon, including but not limited to restrictive covenants, easements, covenants conditions and all matters

and notes as shown on the plan of record in Plat Book 4715, Page 41, Register's Office for Davidson County, Tennessee, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10 day of November, 2021.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF I have hereunto set my hand on this the 10 day of November, 2021.

ODELL BINKLEY, JR.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ODELL BINKLEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 10 day of November, 2021.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 10th day of November, 2021.

Affiant Signature Date 11/10/2021

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 10 day of November, 2021.

Notary Public
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023