Karen Johnson Davidson County
Batch# 795177 DEEDQC
01/25/2022 01:25:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220125-0009119

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED BY THE PREPARER FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Lauren Briggs 1430 Butler Mill Hollow Rd. Bethpage, TN 37022	Same	019-1-30-083.00

WHEREAS, William B. Robinson owned the real property and improvements commonly known as 217 Connell Street, Goodlettsville, Davidson County, Tennessee 37072, as more particularly described on the attached Exhibit A (the "Property");

WHEREAS, said William B. Robinson passed away on October 15, 2021 ("Decedent"), leaving a Last Will and Testament dated November 7, 2019 (the "Will");

WHEREAS, the Will was admitted into probate by the Sumner County Chancery Court, Docket No. 21PR-653 (the "Estate"), a certified copy of which is of record as Instrument No 20220118-0006487, Register's Office for Davidson County, Tennessee;

WHEREAS, Richard A. Binkley was duly-appointed as Executor of the Estate by the Sumner County Chancery Court (the "Executor");

WHEREAS, under the Will, Decedent's granddaughter, Lauren Briggs, was named as specific beneficiary of the Property; and

WHEREAS, the Executor wishes to convey the Property to said Lauren Briggs.

NOW, THEREFORE, for and in consideration of the premises, DAVID A. BINKLEY, EXECUTOR OF THE ESTATE OF WILLIAM B. ROBINSON, by these presents, transfers and conveys unto LAUREN BRIGGS ("Grantee"), her heirs, successors and assigns, all of his rights, title and interests in and to the Property.

The Property is conveyed to Grantee, her heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. The Executor transfers the Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, to be effective as of the 1st day of January, 2022.

GRANTOR:

Richard A. Binkley, Executor of the Estate of
William B. Robinson

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, JOSH HANKINS, a Notary Public of the State and County aforesaid, personally appeared Richard A. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of William B. Robinson, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19 day of January, 2022.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

Notary Public

My commission expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), no tax is due for the recording of this instrument.

AFFIANT

Sworn to and subscribed before me, this 19 day of January, 2022.

Notary Public

My Commission Expires: 10/21/25

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of R. A. Cartwright's Heirs Land, as of record in Book 421, pages 144 and 145, Register's Office for said County.

SAID Lot No. 10 fronts 100 feet on the southeasterly side of Connell Street and extends back between parallel lines 200 feet, more or less, to a dead line.

BEING the same property conveyed to WILLIAM B. ROBINSON by Warranty Deed from WILLIAM G. HUDGINS AND WIFE, PEGGY JOYCE HUDGINS, of record in Book 6546, page 865, dated May 1, 1985, said Register's Office. WILLIAM B. ROBINSON having since died testate on or about October 15, 2021. Pursuant to the terms of the will of record in Docket No. 21PR-653 in the Chancery Court for Sumner County, Tennessee, a certified copy of which is of record as Instrument No. 20220118-0006487, said Register's Office, said property is to be administered as part of the probate estate under the control of the Executor.