Karen Johnson Davidson County
Batch# 904563 DEEDQC
08/17/2022 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093417

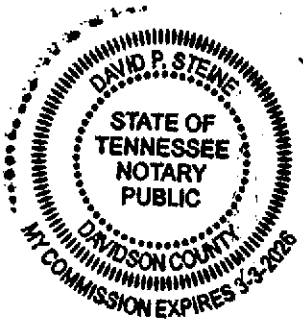
Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10



Affiant

Subscribed ~~and sworn~~ to before me, this the 9th day of August, 2022.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Trustee of The Taylor Family Trust dtd June 30, 2022 112 Watertown Dr. Nolensville, TN 37135	SAME	181-02-0B-020.00-C

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, I, Teresa Taylor Binzer, Trustee of the Teresa Taylor Gentry Trust, with full power to sell, transfer, and convey without the joinder of any beneficiary, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Teresa Taylor Binzer, Trustee of the Taylor Family Trust dated June 30, 2022, hereinafter called the Grantee, Grantee's successors and assigns, the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section Two, Sugar Valley Place, a SP Developer, of record in Instrument No. 20140721-0064617, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Teresa Taylor Binzer, Trustee of the Teresa Taylor Gentry Trust, by Warranty Deed from Kelly Ann Babcock and husband David Hiett, of record on August 27, 2019, at Instrument No. 20190827-0086045, Davidson County Register of Deeds.

This property commonly known as 6707 Sunnywood Drive, Nashville, TN 37211

This conveyance is subject to all restrictions, easements, and planning documents of record,

and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of August, 2022.

Teresa T. Binzer
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Teresa T. Binzer, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 9th day of August, 2022.

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

Certificate of Authenticity

I, David Steine, do hereby make oath that I am a licensed attorney and/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 8/16/22.

Date

Affiant Signature

8/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____

Date

Notary's Seal (if on paper)