Karen Johnson Davidson County
Batch# 986505 DEEDQC
03/30/2023 08:16:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230330-0023006

NEW OWNER:
Paul & Lisa Binge
1757 Bakers Grove Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 23-0033

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
123-091.00 & 123-176.00
The purpose of this Quitclaim Deed is to combine the above referenced parcels.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul L. Binge and wife, Lisa Marie Binge,** do hereby convey their interest in the below property unto **Paul L. Binge and wife, Lisa Marie Binge,** their heirs and assigns, forever, all of their right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, described according to a survey of John Kohl dated February 23, 1987, as follows:

Beginning at a point North 87 degrees 31 minutes 36 seconds West, 186.60 feet from the West boundary of Bakers Grove Road; thence North 81 degrees 56 minutes 33 seconds West, 630.00 feet to a point; thence North 1 degree 18 minutes 15 seconds East, 86.92 feet to a point; thence North 73 degrees 58 minutes 33 seconds West, 189.41 feet to a point; thence North 8 degrees 9 minutes 34 seconds West, 45 feet to a point; thence North 35 degrees 39 minutes 57 seconds East, 353.40 feet to a point; thence South 77 degrees 37 minutes 45 seconds East, 129.41 feet to a point; thence South 52 degrees 58 minutes 42 seconds East, 551.84 feet to a point; thence South 24 degrees 50 minutes 36 seconds East, 178.85 feet to the POINT OF BEGINNING, along with a 50 foot easement a drive and water line to Bakers Grove Road.

Being the same property conveyed to Paul L. Binge by Quitclaim Deed from Paul L. Binge and Rebecca H. Binge, Trustees of the Binge Trust (a Revocable Living Trust dated April 26, 2004), dated August 19, 2010 and of record in Instrument No. 20100823-0066566, Register's Office for Davidson County, Tennessee.

Tract 2:

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument No. 20161005-0105239, recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Instrument No. 20071129-0138522) and the Southwest corner of the lands of Old South Construction (Instrument No. 20161005-0105239) of which this is a part; thence along the North line of said Arbor Crest Subdivision, South 82 degrees 48 minutes 46 seconds East, a distance of 1435.54 feet to a found iron rebar at the Northwest corner of a cemetery parcel, also being a corner of said Arbor Crest Subdivision and the Southwest corner of this described Tract 5 and its true point of beginning; thence from the beginning and with a new division through original OSC lands and proposed Tract 4; North 14 degrees 10 minutes 00 seconds West, a distance of 164.16 feet to a found iron rebar at the Southwest corner of the lands of Paul Binge (Instrument No. 20100823-0066566); thence leaving proposed Tract 4 and with said Binge lands; South 86 degrees 01 minutes 49 seconds East, a distance of 630.41 feet to a found iron rebar at the Southeast corner of said Binge lands and a corner to United States of America boundary limits of Percy Priest Lake; thence leaving Binge and with said lake boundary limits North 88 degrees 11 minutes 27 seconds East, a distance of 186.16 feet to a point on the Westerly right-of-way of Bakers Grove Road (60 foot ROW); thence, running with said right-of-way, South 32 degrees 18 minutes 35 seconds East, a distance of 102.65 feet to a point; thence, along a curve concave to the West, having a radius of 6913.89 feet, with an arc distance of 335.76, and a chord bearing South 34 degrees 36 minutes 07 seconds East, a distance of 335.73 feet to a set iron rod and cap; thence, leaving said right-of-way, and with a line common with the lands of Brian & Linda Harrison, North 79 degrees 33 minutes 35 seconds West, a distance of 860.12 feet to a point being the Southeast corner of cemetery and the Northeast corner of the aforementioned Arbor Crest Subdivision; thence, leaving said Harrison lands and with the cemetery parcel in a Northerly direction; North 02 degrees 01 minutes 05 seconds East, a distance of 78.05 feet to a point being the Northeast corner of said cemetery; thence, with the Northern boundary of said cemetery, North 87 degrees 28 minutes 15 seconds West, a distance of 177.35 feet to the true point of beginning, containing 5.264 acres, more or less, according to survey prepared by Roger Harrah (RLS 2039).

Being the same property conveyed to Paul Louis Binge and wife, Lisa Marie Binge, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, dated December 6, 2019 and of record in Instrument No. 20191210-0127265, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Paul Binge Subdivision of record in Plat at Instrument No. 202205250060844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Paul Louis Binge and wife, Lisa Marie Binge, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, dated December 6, 2019 and of record in Instrument No. 20191210-0127265, Register's Office for Davidson County,

Tennessee.

Paul L. Binge and Paul Louis Binge are one and the same person.

This is IMPROVED property known as 1757 Bakers Grove Road, Hermitage, TN 37076.

WITNESS SIGNATURE(S) this 24 day of March, 2023.

Paul L Binge

Paul L. Binge

Lisa Marie Binge

Lisa Marie Binge

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Paul L. Binge and Lisa Marie Binge**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of March, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

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

Affiant

Sworn to and subscribed to before me, this the 24 day of March, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025