Karen Johnson Davidson County
Batch# 1030368 DEEDQC
07/25/2023 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057373

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:

Elizabeth Ann Smith
402 Beth Drive
Mt. Juliet, TN 37122

SEND TAX BILL TO:

To New Owner

MAP & PARCEL:

086 00 0 060.00
086 00 0 231.00

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 **3113 CORP, a Tennessee Corporation,** hereinafter called "Grantor", for and in consideration of Ten and 00/100 ($10.00) Dollars, cash in hand paid, hereby releases, remises forever and quitclaims unto **ELIZABETH ANN SMITH,** her heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, described as follows, to-wit:

Parcel No. 1

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Sullivan Commercial Center, Section 2, as of record in Book 4595, Page 58, and Instrument No. 20061122-0145386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description

Being the same property conveyed to 3113 Corp by deed from Binkley Family Investments, L.P. of record as Instrument No. 20221026-0116115 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

4054 ANDREW JACKSON WAY
HERMITAGE, TN 37076

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

Parcel No. 2

Land in Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan commercial Center, according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73 degrees 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N 23 degrees 37' 21" E 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S 88 degrees 19' 55" East a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed by deed of record in Book 8493, page 476, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 3113 Corp by deed from Binkley

Family Investments, L.P. of record as Instrument No. 20221026-0116115 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:

4044 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, and to any easements apparent from an inspection of said property. This conveyance is further made subject to that certain Land Contract by and between Odell Binkley and Dan Shelton dated January 7, 2014. 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 2023 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 21 day of July, 2023.

Notary Public

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of July, 2023.

3113 CORP

By: Odell Regg Binkley
Its: President

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 Regg Binkley, 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 and had authority on behalf of 3113 Corp to do so.

Subscribed and sworn to before me this 21 day of July, 2023.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY 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 document executed on the 21st day of July, 2023.

Affiant Signature Date 7/24/2023

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 24th day of July, 2023.

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025