THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT Karen Johnson Davidson County Batch# 1052806 DEEDQC 09/21/2023 02:42:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230921-0074411

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**14300001800**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Friends of The Warner Parks, Inc., a Tennessee non-profit corporation,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **The Metropolitan Government of Nashville and Davidson County, Tennessee,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Friends of The Warner Parks, Inc., a Tennessee non-profit corporation by Warranty Deed from Carolyn Lee Binkley, Executrix of the Estate of Beulah Louise Starkey Binkley dated September 14, 2017, of record in Instrument No. 20170915-0094496, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is unimproved property commonly known as 7166 Highway 100, Nashville, TN 37221

WITNESS my/our hands this 10 day of August, 2023.

Friends of The Warner Parks, Inc.
By: Jennifer O. Hannon
Its: President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer O. Hannon,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are President of Friends of The Warner Parks, Inc. and are authorized to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 10 day of August, 2023.

My commission expires: 05/07/2024

NOTARY PUBLIC

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, beginning at a stake at the corner of the fence in the West or South margin of the Nashville, Chattanooga & St. Louis Railroad Company's right of way, and on or near the North or West side of a branch, at or near the S.E. corner of the tract of land now owned by said James Banks Binkley, and of which this lot is a part; runs thence in a Northern and Western direction with said railroad right of way, Binkley's line, and parallel with and 25 feet from the center lien of the track, 2010 feet to a stake standing South of and near a roadway across said railroad right of way on to the Binkley lot, and at the end of a cross fence; thence in a Southern and Eastern direction with said cross fence 104 feet to a corner of the fence near the branch; thence in a Southern and Easter direction with the present fence and near said branch 250 feet to the point of beginning, containing one-half acre, more or less, and being the Western portion of the James Banks Binkley lot of about 2 ½ acres.

Being the same property conveyed to Friends of The Warner Parks, Inc., a Tennessee non-profit corporation by Warranty Deed from Carolyn Lee Binkley, Executrix of the Estate of Beulah Louise Starkey Binkley dated September 14, 2017, of record in Instrument No. 20170915-0094496, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer Russell, 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 8/10/2023.

Date

Jennifer Russell

Affiant Signature

9/21/2023

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of September, 2023.

Notary's Signature

My Commission Expires: 10/22/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.