This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

Karen Johnson
Batch # 1080674
12/12/2023 08:07:32 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231212-0095549

The actual consideration or value
Whichever is greater for this
transfer is NO MONETARY
CONSIDERATION

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this 28th day of November, 2023.

NOTARY PUBLIC, Bryson Eubanks
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Kimberly Elizabeth Miller and Kelly G. Causey, Trustees of the Bankston Family Trust, dated November 28, 2023, and any amendments thereto	Kimberly Elizabeth Miller and Kelly G. Causey, Trustees of the Bankston Family Trust, dated November 28, 2023, and any amendments thereto	063 16 0A 033.00 000

FOR NO MONETARY CONSIDERATION, I, **Carleen J. Bankston**, by these presents do hereby quitclaim and convey unto **Kimberly Elizabeth Miller and Kelly G. Causey, Trustees of the Bankston Family Trust, dated November 28, 2023, and any amendments thereto,** all my right, title, and interest in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 179 on the Plan of Hampton Park, (formerly Chitwood Downs), a Planned Unit Development as of record in Plat Book 6900, Page 405, amended in Book 6900, Page 550 thru 552and corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James C. Bankston and wife, Carleen J. Bankston, by Warranty Deed from James J. Brownsey and wife, Carol A. Brownsey, dated May 28, 1996, of record in Book 10066, Page 690 in the Register's Office of Davidson County, Tennessee. James C. Bankston died on August 1, 2004. A copy of James C. Bankston's death certificate is attached hereto as Exhibit A.

This conveyance is made subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7351, page 852, Book 7451, page 739, Book 7462, page 445, Register's Office for said County.

This is improved property more commonly known as 645 Granwood Boulevard, Old Hickory, TN 37138.

Witness by my hand this 28th day of November, 2023.

Carleen J Bankston

Carleen J. Bankston

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 28th day of November, 2023, personally appeared before me, **Carleen J. Bankston**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

NOTARY PUBLIC, Bryson Eubanks
My Commission Expires: 12/07/2024

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

0404235

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

DECEDENT

James Carroll Bankston | Male | August 1, 2004
-5036 | 67 | Oct. 21, 1936 | Dearborne, Mich.
X | X
Summitt Medical Center | Nashville | Davidson
Married | Carleen Cote | Engineer | CSX Railroad
TN | Davidson | Old Hickory | 645 Granwood Blvd.
X 37138 | X White | 12

PARENTS

John Dewey Bankston | Vivian W.Gossett

INFORMANT

Carleen Bankston | Wife | 645 Granwood Blvd., OldHickory, TN.

DISPOSITION

X | Middle TN. Vet. Cemetery | Nashville, TN.
Dale Cameron | 5456 | George Dobbs | 4337
Phillips & Robinson Funeral Home | 331
2707 Gallatin Road, Nashville, Tn. 37206

REGISTRAR

August 9, 2004

CERTIFIER

Dr. Jones, 2620 N. Mount Juliet Rd., Mount Juliet, Tn. 37122

CAUSE OF DEATH

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Tonya Y. Ruttlen
Local Registrar

AUG 09 2004
Date Issued

CERTIFICATION OF VITAL RECORD