Karen Johnson Davidson County
Batch# 1086400 DEEDQC
12/29/2023 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0099947

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Binkley TCP Trust Roger D. Binkley, Sr., Trustee Julie A. Binkley, Trustee 1109 Sterlingshire Dr Hendersonville, TN 37075	Same	061-10-0-109.00

FOR AND IN CONSIDERATION of other monetary consideration, we, Roger D. Binkley and Julie A. Binkley, as husband and wife, (the "Grantors"), do hereby quitclaim, transfer and convey all of our interest in and to the following described property to The Binkley TCP Trust (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

LAND in Davidson County, Tennessee, being Lot No 2 on the Plan of Maplewood Heights, of record in Book 4885, Page 27 (which is a Re-subdivision of Lots 68, 69, 70, 71, 72, 97, 98, 99, 100 & 101 on prior plat of Maplewood Heights in Book 547, Pages 77 and 78), Register's Office for Davidson County, Tennessee. SAID Lot No. 2 fronts 70 00 feet on the westerly margin of Saunders Avenue and extends back between parallel lines 300 feet to a dead line in the rear.

BEING the same property conveyed to Roger D. Binkley and Julie A. Binkley, as husband and wife, from Ronald Jesse Binkley and Donald Joe Binkley, by Warranty Deed dated March 15, 2017, of record at Instrument Number 20170329-0030616, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens, covenants, restrictions and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 28th day of December, 2023.

ROGER D. BINKLEY

JULIE A. BINKLEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Roger D. Binkley and Julie A. Binkley, the within named bargainors, 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.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 28 day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me
This 28 day of December, 2023.

Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 12.28, 2023

Affiant Signature

12.28.23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 28 day of December, 2023

Notary's Signature

My Commission Expires: 07.24.24.

