Karen Johnson Davidson County
Batch# 1086400 DEEDQC
12/29/2023 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0099948

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	04415011200

FOR AND IN CONSIDERATION of other monetary consideration, we, Roger Binkley and wife, Julie Binkley, (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. 41 OF SECTION "D" ON THE PLAN OF E.I. DU PONT DE NEMOURE AND COMPANY'S SUBDIVISION AKA VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 41 FRONTS 59 FEET ON THE WESTERLY SIDE OF DEBOW STREET AND EXTENDS BACK 65 FEET O THE NORTHERLY LINE AND 64.9 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 59 FEET THEREON.

BEING the same property conveyed to Roger Binkley and wife, Julie Binkley, from Catherine Dawn Rath, Susan Diane Shelton, Phillip David Rutledge, Lola H. Hunt and Crystal M. Hunt, by Warranty Deed dated April 29, 2014, of record at Instrument Number 20140502-0037288, 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 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 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, 20 23

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.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY