Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1096544 DEEDQC
01/31/2024 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240131-0006899

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Steven Barron Frazier and Laura Anne Binari
Co-Trustees, Frazier-Binari Family Trust
532 Westboro Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map and Parcel No.
090160X00100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Steven Barron Frazier and Laura Anne Binari, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Frazier-Binari Family Trust dated January 30, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration and Covenants, Conditions and Restrictions for Fivethirtyfour Westboro Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210730-0102980 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Steven Barron Frazier and Laura Anne Binari, husband and wife**, by Warranty Deed dated July 18, 2022, from **SS and LR Group, LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20220719-0082656, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **532 Westboro Dr., Nashville, TN 37209.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30th day of January 2024.

Steven Barron Frazier

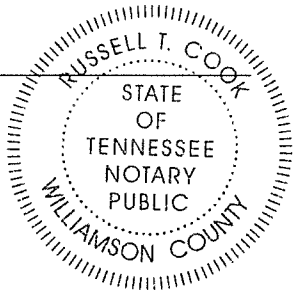
Laura Anne Binari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steven Barron Frazier**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January 2024.

Notary Public



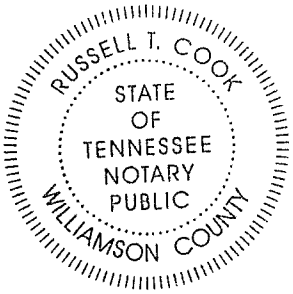
My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Laura Anne Binari**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January 2024.

Notary Public



My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 30th day of January 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 30, 2024.

Affiant Signature

January 30, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of January 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

