THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Jason Edwin Rowell, Trustee 105 Hasty Drive Goodlettsville, TN 37072	Same	025 14 0 009.00

Quitclaim Deed to Trustee

Grantor: J. D. Binkley and wife, Emily G. Binkley
Grantee: Jason Edwin Rowell, Trustee of the Irrevocable Trust of James David Binkley and Emily Gay Binkley, dated March 29, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Solitude Acres, Section 2, Part 2, as of record in Book 4300, Page 138, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the easterly margin of Hasty Drive measuring 150 feet to a point of curve with a 25-foot radius; thence 39.27 feet along said curve to a monument; thence 204.4 feet in an easterly direction to a point; thence 175 feet in a southerly direction to a monument: thence 229.4 feet in a westerly direction to the point of beginning.

Being the same property conveyed to J. D. Binkley and wife, Emily G. Binkley by deed from Fran Tinnin and wife, Judi A. Tinnin, in Book 4673, page 27 and corrected by Deed or Correction of record in Instrument Number 20160217-0014910, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 105 Hasty Drive, Goodlettsville, TN 37072.

J.D. Binkley and James David Binkley are one and the same person.
Emily G. Binkley and Emily Gay Binkley are one and the same person.

This conveyance is subject to the restrictive covenants of record in Book 4603, Page 703, aforesaid Register's Office.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

J. D. Binkley, Grantor

Emily G. Binkley, Grantor

Karen Johnson Davidson County
Batch# 1117265 DEEDQC
04/02/2024 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0022879

State of Tennessee
County of Sumner

On March 29, 2024, before me personally appeared J. D. Binkley, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 4/26/2027

State of Tennessee
County of Sumner

On March 29, 2024, before me personally appeared Emily G. Binkley, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 4/26/2027

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Jason Edwin Rowell, Trustee
Grantee

Sworn to and subscribed before me on March 29, 2024.

Notary Public
My commission expires: 4/26/2027

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 March 29, 2024.

Sarah Marlett
Signature

3/29/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 29, 2024.

Barbara Boone McGinnis
Notary's Signature
My Commission Expires: 4/26/2024

