THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

THIS INSTRUMENT WAS PREPARED BY:
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GRIFFIN LAW GROUP, PLLC
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Sparta, Tennessee 38583
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931-837-2050

OWNER/SEND TAX NOTICES TO:
Nancy E. Walker
C/O NANCY ELIZABETH WALKER
LIVING TRUST
6137 Binns Lane
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch # 1123671 DEEDQC
04/16/2024 01:50:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240416-0027152

Map-Parcel Number(s): 074-16-0-A-072.00co

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, **NANCY E. WALKER, an unmarried woman (hereinafter, "Grantor")**, do hereby transfer and convey any and all interest unto the **NANCY ELIZABETH WALKER LIVING TRUST, dated April 12, 2024, with NANCY E. WALKER a/k/a/ NANCY ELIZABETH WALKER, currently serving as TRUSTEE (hereinafter, "Grantee")**, all my right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.72 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, 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 part of the same property conveyed to Nancy E. Walker, an unmarried woman, by Special Warranty Deed dated September 30, 2021, from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20211001-0132152, Register's Office for Davidson County, Tennessee, and also being part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas

Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209 and further being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 2, 2021, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015258, Register's Office for Davidson County, Tennessee.

1. THE conveyance of the above described parcel of land is subject to the following:

2. The Plan of record in Instrument 20200526-0054555, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

3. Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.

4. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

6. Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, Register's Office for Davidson County, Tennessee.

8. Charter of Parkhaven Communities Homeowners Association,

Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

9. **Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.**

10. **Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Instrument No. 20201023-0123409, Register's Office for Davidson County, Tennessee. (Lot 26 of Phase 1)**

11. **Subject to the flow of the Cumberland River.**

12. **Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.**

13. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as: **6137 Binns Lane, Hermitage, TN 37076.**

This deed was prepared with information furnished by the party herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing her signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 12th day of April, 2024.

Nancy Elizabeth Walker

NANCY ELIZABETH WALKER
TRUSTEE

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NANCY ELIZABETH WALKER, personally appeared before me and is known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESSED HER HAND on the 12th day of April, 2024.

LYDIA K. GREGORY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 7, 2024

Lydia K. Gregory
Notary Public

My Commission Expires: 5/07/24

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

_____
AFFIANT

Subscribed and sworn to before me this the ____ day of _____, 2024.

_____
Notary Public or Register

My Commission Expires: _____

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Nancy Walker **Affiant**
Subscribed and sworn before me this the
16 **Day of** April, 2024.
Julia Rivera **Deputy Register**