Karen Johnson Davidson County
Batch# 1146804 DEEDQC
06/13/2024 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240613-0044375

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Linda Lamar, Trustee 3010 Culleoka Highway Culleoka, TN 38451
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	07508015400

Prepared by:	Mary Kathryn Charlton, Atty. Cindy S. Smith, P.C. Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Annette Binkley** (herein "Grantor"), for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor hereby conveys, remises, releases and quitclaims all of the Grantor's right, unto **Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, established by the Revocable Trust Agreement of Annette Caldwell Binkley dated June 12, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns. title and interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

> BEING Lot No. 535, on the Plan of Tulip Grove, Section Nine, of record in Book 4675, Page 135, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Annette Binkley from Harvelene Annette Caldwell, Devisee of the Estate of Ronald D. Binkley, by Quitclaim Deed of record in Instrument No. 20080226-0018736, recorded on February 26, 2008, Register's Office for Davidson County, Tennessee.
>
> Harvelene Annette Caldwell, Annette Binkley, and Annette Caldwell Binkley are one and the same person.
>
> This improved property is commonly known as 4848 Concord Drive, Hermitage, TN 37076.

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

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of June 2024.

Annette Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Annette Binkley, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 12th day of June 2024.

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 12th day of June 2024.

Notary Public
My Commission Expires _____

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **June 12th, 2024** (date of document).

Cindy S. Smith, Affiant

06/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 13th day of June, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026