Prepared By:
NEAL & HARWELL, PLC
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Karen Johnson Davidson County
Batch# 1156559 DEEDQC
07/11/2024 10:47:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0051955

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lisa Paige Binder, Trustee 3814 Cross Creek Road Nashville, TN 37215	Lisa Paige Binder, Trustee 3814 Cross Creek Road Nashville, TN 37215	117–10–0F–002.00CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Paige Binder**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Lisa Paige Binder, Trustee** of the 3814 Cross Creek Road Land Trust Under Agreement dated July 10, 2024, and any amendments thereto, as GRANTEE, with said trustee and any successor trustee(s) pursuant thereto having full power to sell, transfer and convey said property without the joinder of any beneficiary or disclosure of the terms of any trust.

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

Witness the execution of this Deed by the undersigned as of this the 10th day of July, 2024.

GRANTOR:

Lisa Paige Binder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lisa Paige Binder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of July, 2024.

Emma Marshall
Notary Public

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

My Commission Expires: 3/9/2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lisa Paige Binder
Affiant

Sworn to and subscribed before me this 10th day of July, 2024.

Emma Marshall
Notary Public

My Commission Expires: 3/9/2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2 of Homes at 3814 Cross Creek Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3814 Cross Creek Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20181005-0099084, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3814 Cross Creek Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181005-0099084, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lisa Paige Binder by Warranty Deed dated January 22, 2020 and of record as Instrument No. 20200124–0009046, Register's Office for Davidson County, Tennessee. This is improved property commonly known as 3814 Cross Creek Road, Nashville, Tennessee 37215.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.