Karen Johnson Davidson County
Batch# 1167272 DEEDQC
08/12/2024 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060270

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Rebecca Jan Bynum 1609 Green Hills Drive Nashville, TN 37215	New owner	13103012500

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rebecca Jan Bynum, FKA Jan M. Bynum,** by these presents does hereby quitclaim and convey unto, **Rebecca Jan Bynum and Christopher David Bynum as tenants in common with rights of survivorship,** their successors, representatives and assigns, all her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being a part of land in the 7th Civil District of Davidson County, described as follows:

Beginning at a point in the southerly margin of Green Hills Avenue 50 feet east of the westerly margin of Bonner's line running thence westwardly along the southerly margin of Green Hills Avenue 50 feet to Bonner's west line; thence southerly along Bonner's west line 215 feet, more or less, to a point in line with Bonner's north yard fence, thence eastwardly along the line with Bonner's north yard fence 50 feet to a point; thence northwardly parallel with Bonner's west line 215 feet, more or less, to the point of beginning.

Being the same property conveyed to Mark C. Wade and wife, Brandee B. Wade by deed from Paul T. Jarrett and wife, Lynn M. Jarrett, of record in Book 8845, page 155, said Register's Office.

Being the same property conveyed to Harold L. Bynum and wife, Jan M. Bynum, by deed from Mark C. Wade and wife, Brandee B. Wade, dated April 13, 1994, and recorded on April 14, 1994, of record in Book 9312, Page 538, Register's Office for Davidson County, Tennessee.

Said Harold L. Bynum having died on June 2, 2022.

Being also known as 1609 Green Hills Drive, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0,000.00.

Subscribed and sworn to before me this the 6 day of August 2024.

Affiant

My commission expires: (Affix Seal)

COLLETTE JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6 day of August 2024.

Rebecca Jan Bynum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Rebecca Jan Bynum,** 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 this 6 day of August 2024.

Notary Public

My Commission Expires: 07-03-28

COLLETTE JOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 6, 2024**.

Affiant Signature

August 7, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25