ADDRESS NEW OWNER:	Linda Lamar, Trustee of "The ACB Trust, ~~created~~ under the Annette Caldwell Binkley Living Trust, dated June 12, 2024 3010 Culleoka Hwy Culleoka TN 38451
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	075-08-0-154.00

Karen Johnson Davidson County
Batch# 1193114 DEEDQC
10/14/2024 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079288

Prepared by: Cindy S. Smith, Attorney at Law
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, **Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, dated June 12, 2024,** (herein "Grantor") by these presents do hereby quitclaim and convey all of said interest unto **Linda Lamar, Trustee of "The ACB Friends Trust, under the Annette Caldwell Binkley Living Trust, dated June 12, 2024,"** (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

Land in Davidson County, Tennessee, 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, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, established by the Revocable Trust Agreement of Annette Caldwell Binkley dated June 12, 2024, from Annette Binkley by Quitclaim Deed dated June 12, 2024 and recorded June 13, 2024, of record in Instrument Noo. 20240613-0044375, Register's Office for Davidson County, Tennessee.

SEE CERTIFICATE OF TRUST FOR ANNETTE CALDWELL BINKLEY LIVING TRUST ATTACHED HERETO AND MADE A PART HEREOF.

This improved property has a common address of 4848 Concord Drive, Hermitage, TN 37076.

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

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 4TH day of October 2024.

X _____, Trustee

Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, dated June 12, 2024

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 Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, dated June 12, 2024, 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 4th day of October 2024.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: 5-8-2028

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

X _____, Trustee
Affiant

Subscribed and sworn to before me this 4th day of October 2024.

_____
Notary Public
My Commission Expires 5-8-2028

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

THIS DOCUMENT PREPARED BY:

Mary Kathryn Charlton, atty.
Cindy S. Smith, P.C.
P.O. Box 292004
Nashville, Tennessee 37229
(615) 259-1152

CERTIFICATE OF TRUST

ANNETTE CALDWELL BINKLEY LIVING TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain trust called the "Annette Caldwell Binkley Living Trust dated June 12, 2024" (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Trust Agreement executed on June 12, 2024.

2. **Grantor, Currently Acting Trustees, and Successor Trustees.** The Grantor is Annette Caldwell Binkley. The currently acting Trustee is Linda Lamar. The successor Trustees, in order of service, is: Laura Dicus.

3. **Administrative and/or Managerial Powers of the Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is now irrevocable as the Grantor has since died.

5. **Trust Identification Number.** The identification number of the Trust is the following: [redacted]

6. **Title to Trust Assets.** The assets of the Trust should be titled in the name of the "Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust dated June 12, 2024."

7. **Signature Authority of Trustees.** Any Trustee may act alone hereunder without the signature, consent, approval, joinder or other participation of the other Trustees.

8. **Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

X _____ Trustee

Linda Lamar, Trustee
of the Annette Caldwell Binkley
Living Trust dated June 12, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Lamar, Trustee** of the Annette Caldwell Binkley Living Trust dated June 12, 2024, the bargainor, with whom I am personally acquainted (or 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 seal, at office, this 4th day of October 2024.

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

2409-120

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 **October 4TH, 2024** (date of document).

Cindy S. Smith, Affiant

10/11/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 11TH day of October, 2024.

Notary

MY COMMISSION EXPIRES: 