ADDRESS NEW OWNER: AJSF HERITAGE HOMES LLC
143 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 075-08-0-154.00

Karen Johnson Davidson County
Batch# 1193114 DEEDWARR
10/14/2024 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20241014-0079289

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Linda Lamar, Trustee of "The ACB Friends Trust, under the Annette Caldwell Binkley Living Trust, dated June 12, 2024," (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto AJSF HERITAGE HOMES LLC, a Tennessee limited liability company (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, 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 ACB Friends Trust, under the Annette Caldwell Binkley Living Trust, dated June 12, 2024," from Linda Lamar, Trustee of the ANNETTE CALDWELL BINKLEY LIVING TRUST dated June 12, 2024, by Quitclaim Deed of record in Instrument No. 202410140079288, Register's Office for Davidson County, Tennessee.

SEE CERTIFICATE OF TRUST FOR "THE ACB FRIENDS TRUST DATED JUNE 12, 2024" ATTACHED HERETO AND MADE A PART HEREOF.

Annette Binkley is one and the same person as Annette Caldwell Binkley and Harvelene Annette Caldwell.

This is property with a common address of 4848 Concord Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of Section Nine, Tulip Grove of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants for Tulip Grove, Section IX, of record in Book 4846, Page 924, said Register's Office. Restrictions expired August 26, 2004.(4) Certificate of Trust Annette Caldwell Binkley Living Trust of record in Instrument No. 20240613-0044376, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of October 2024.

Trustee

Linda Lamar, Trustee of "The ACB Friends Trust, under 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 ACB Friends Trust, under 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 they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

KATHRYN CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 4, 2027

File No. 2409-120

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

THE ACB FRIENDS TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declare 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 ACB Friends Trust, under 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, and by virtue of Annette Caldwell Binkley's death on June 22, 2024.

2. Grantor, Currently Acting Trustees, and Successor Trustees. The Grantor is Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, dated June 12, 2024. The currently acting Trustee is Linda Lamar. The successor Trustee(s), 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 irrevocable.

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 "Linda Lamar, Trustee of The ACB Friends Trust, under 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 ACB Friends Trust,
under 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 ACB Friends Trust, under 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: 5-8-2028

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 11TH, 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: 