Karen Johnson
Batch # 1263005
04/22/2025 11 05 45 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250422-0030599

This Instrument Prepared by
GEORGE J. DUZANE
Attorney at Law
1675 Liberty Lane
Gallatin, TN 37066
(615) 390-4504
gjduzlaw@comcast net

I did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the transfer of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Steve Allen & Tiffany Dawn Knight	Steve Allen & Tiffany Dawn Knight	
1214 Lake Rise Place	1214 Lake Rise Place	Map 093-02-0
Gallatin, TN 37066	Gallatin, TN 37066	Parcel 041 00

FOR AND IN CONSIDERATION of $10 00 and other good and valuable consideration, **CHARLES EDWARD BINKLEY, II, Grantor**, by these presents does hereby quitclaim all right, title and interest in the aforesaid real property known as 508 Third Avenue North, Davidson County, Nashville, Tennessee, 37201 and convey unto **STEVE ALLEN AND TIFFANY DAWN KNIGHT, married, Grantees,** the following described tract of land in Davidson County, Tennessee

Being part of Lot No 20 on the Original Plan of Nashville, not of record, being the southerly part of Lot No 6 in said subdivision of Lot No 20, a plan of which is of record in Minute Book D, Chancery Court at Franklin, described as follows

Beginning on the easterly margin of Third Avenue, North, formerly College Street, the corner of Lots Nos 6 and 7 being J Silver's N W corner as now established, thence with the easterly margin of said avenue northerly 24-1/4 feet, more or less, to Isaac Y Sobel's S W corner as now established, thence with his southerly line easterly 112-1/3 feet, more or less to the westerly margin of an alley, thence with the westerly margin of said alley southerly 24-1/4 feet, more or less, to said Silver's NE corner, as now established, thence with the northerly line westerly 118-1/2 feet, more or less, to the beginning

Being the same property conveyed to Deluxe Ice Cream Company, a partnership composed of A B Catignani, George L Catignani, A Joe Catignani and John O Catignani by deed from A B Catignani and wife, Josephine Catignani of record in Book 1784, Page 145 A B Catignani died leaving Josephine O Catignani, Patricia Murray, Gloria Schoen, A Joe Catignani, George L Catignani and John

O Catignani as his sole heirs at law Josephine O Catignani died leaving Patricia Murray, Gloria Schoen, A Joe Catignani, George L Catignani and John O Catignani as her sole heirs at law The interest of A Joe Catignani was conveyed to Deluxe Ice Cream Company, a partnership composed of George L Catignani and John O Catignani by deed of record in Book 2594, page 307 George L Catignani died February 23, 1971, and his Will of record in Will Book 99, Page 298, Davidson County Probate Court Clerks Office devised his interest in the subject property of partnership interest therein to Third National Bank in Nashville, as Trustee of his Testamentary Trust By Quitclaim Deed of record in Book 5198, Page 968, Third National Bank in Nashville, as Trustee under the Will of George L Catignani conveyed an undivided 1/16 interest each in the subject property to George Louis Catignani, Nancy Ann Catignani Smith, Mary Kathryn Catignani Ramsey and Evalyn Tanksley Catignani John O Catignani died January 6, 1989 and his Will of record in Will book 166, Page 83, Davidson County Probate Court Clerk's Office, his interest in the subject property or partnership therein to Andrew Britton Catignani, John Ogden Catignani, Jr, Robert Joseph Catignani, Daniel Frances Catignani and James Christopher Catignani Patricia Murray died June 30, 1993 and her Will of record in Will Book 186, Page 106, Davidson County Probate Court Clerk's Office devised her interest in the subject property or partnership interest therein to Louis Joseph Murray Louis Joseph Murray died on November 29, 1995, and his Will of record in Will Book 202, Page 596, Davidson County Probate Court Clerk's Office, devised his interest to Marilyn Murray, Colleen Murray, Christy Murray, Lisa Murray, Andrew Murray and Stephen Murray

This is improved property known as 508 Third Avenue North, Nashville, Davidson County, Tennessee 37204 Also, said property recorded in Book 10049, Page 720 through 724, IDENTIF Reference 0181590, in the Register's Office for Nashville, Davidson County, Tennessee

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

This being the same improved property conveyed by Affidavit of Heirship to the only children of Dorothy M Binkley, deceased, to Charles Edward Binkley, II and Tiffany Dawn Knight, registered in the Office of the Register of Deeds for Nashville, Davidson County, Tennessee, on the 3rd day of December, 2024, Instrument No 20241203-0093924, Batch No 121067

WITNESS our hands this 22 day of April, 2025

CHARLES EDWARD BINKLEY, II

TIFFANY DAWN KNIGHT

STEVE ALLEN KNIGHT

STATE OF NEW JERSEY)
COUNTY OF ESSEX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES EDWARD BINKLEY, II**, the within named Grantor with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he has executed the within instrument for the purposes therein contained

Witness my hand and official seal on this 18 day of February, 2025

NOTARY PUBLIC
My Commission Expires

DEREK A GUTIERREZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 14, 2025

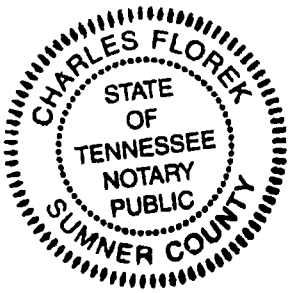


STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIFFANY DAWN KNIGHT**, the within named Grantee with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she has executed the within instrument for the purposes therein contained

Witness my hand and official seal on this 22 day of April 2025, 2025

NOTARY PUBLIC
My Commission Expires 2-27-29



STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE ALLEN KNIGHT**, the within named Grantee with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he has executed the within instrument for the purposes therein contained

Witness my hand and official seal on this 22 day of April 2025, 2025

NOTARY PUBLIC
My Commission Expires 2-27-29

CHARLES FLOREK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF NEW JERSEY)
COUNTY OF ESSEX)

The actual consideration or value whichever is greater for this transfer is $10 00

CHARLES EDWARD BINKLEY, II

Sworn to and subscribed before me this 8 day of February, 2025

NOTARY PUBLIC
My Commission Expires

DEREK A. CUTIERREZ NOTARY PUBLIC NEW JERSEY

DEREK A GUTIERREZ
~~NOTARY PUBLIC OF NEW JERSEY~~
My Commission Expires Dec. 14, 2025