RECORD AND RETURN TO:
Douglas Binns
8726 Ambonnay Dr
Brentwood, TN 37207

QUITCLAIM DEED

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Douglas Richard Binns
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2025.

NOTARY PUBLIC

My commission expires: September 28, 2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Richard Binns and Medina Picou Binns 8726 Ambonnay Dr Brentwood, TN 37027	Same as Address of New Owner	181-14-0A-218.00-CO

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Melissa Binns,** hereinafter called the Grantor(s), has quitclaimed and by these presents does hereby quitclaim all her right, title and interest unto **Douglas Richard Binns and Medina Picou Binns, husband and wife** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being unit 126 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Douglas Richard Binns and Medina Picou Binns, husband and wife, and Melissa Binns as Joint Tenants, from Mary Braswell by Warraty Deed dated July 17, 2023 and of record in Instrument No. 20230718-0055152 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 28th day of July, 2025.

Grantor

Karen Johnson Davidson County
Batch# 1302988 DEEDQC
07/28/2025 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059466

Melissa Binns

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Helen Ponchillia, **Melissa Binns**, 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.

WITNESS my hand and seal, this 28th day of July, 2025.

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 28, 25 (date of document).

July 28, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 28, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal