Karen Johnson Davidson County
Batch# 1349985 DEEDQC
11/24/2025 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251124-0093496

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

Address New Owners	Send Tax Bills to:	Map Parcel Number(s)
Chandelle Catherine Binns 404 Wayside Ct. Nashville, TN 37205	Same	129-01-0-141.00

EXECUTOR'S QUITCLAIM DEED

SUSAN O. BINNS (the "Decedent") died on September 16, 2025, leaving a Last Will and Testament dated February 20, 2023 (the "Will"), which has been admitted to probate in the Seventh Circuit Court of Davidson County Probate Division under Docket No. 25P2022. CHANDELLE CATHERINE BINNS is the Executor of the Decedent's Estate.

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, CHANDELLE CATHERINE BINNS, in her capacity as EXECUTOR OF THE ESTATE OF SUSAN O. BINNS (the "Grantor"), by these presents does hereby quitclaim and convey unto CHANDELLE CATHERINE BINNS, a single woman (the "Grantee"), her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest as executor, in real property located in Davidson County, Tennessee, further described on Exhibit A attached hereto (the "Property");

This is improved Property known as 404 Wayside Court, Nashville, Tennessee.

[Signatures begin on following page.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 20 day of Nov, 2025.

CHANDELLE CATHERINE BINNS,
EXECUTOR OF THE ESTATE OF
SUSAN O. BINNS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Chandelle Catherine Binns, in her capacity as Executor, 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, at office, this 20th day of November, 2025.

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Rugenia Hines
Notary Public
My Commission Expires: 5-3-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 20th day of November, 2025.

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Rugenia Hines
Notary Public
My Commission Expires: 5-3-2027

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 1006, and all of Lot No. 1007, on the Plan of West Meade Farms, Inc., Section 15, as of record in Book 2663, Pages 54 and 55, Register's Office for said County, described as follows:

Beginning on the Northeasterly margin of Wayside Court, at the corner of Lots Nos. 1007 and 1008; thence with the line between said two lots Northeasterly 477.9 feet; thence North 76° 28' East 260 feet; thence South 6° 06' East 157 feet to the corner of Lots Nos. 1006 and 1007; thence continuing in the same direction, 16.5 feet, more or less, to a point; thence Southwesterly 15 feet from and parallel to line between Lots Nos. 1006 and 1007, 633 feet, more or less, to the Northeasterly margin of Wayside Court; thence with the same, around a slight curve, Northwesterly 15.1 feet, more or less, to the corner of Lots Nos. 1006 and 1007, and continuing with said Court and in the same direction, 137.9 feet to the beginning.

Being the same property conveyed to Susan O. Binns by Quitclaim Deed from Susan B. Newell, recorded on August 29, 2011, by instrument number 20110829-0066414, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 11-20-25 (date of document).

Lucretia Albert
Affiant Signature

11/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of November, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

