Prepared by:
Gordon Law Group, PLC
49 Music Sq. W., Ste. 205
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 766589 DEEDQC
12/03/2021 09:58:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0160416

BRIAN C. PADEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Kathleen Bires
Affiant

Justin Stappler
Affiant

Subscribed and sworn to before me, this 11th day of November, 2021.

Brian Paden
Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
The Stappler and Bires Family Trust 1917 Eastland Avenue Nashville, Tennessee 37206	Same	083060A00400CO

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Justin Stappler and Kathleen Bires (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Justin Stappler and Kathleen Bires, Trustees of the Stappler and Bires Family Trust dated November 11, 2021** ("Grantee"), Grantors' right, title, and interest in and to the following real property, located in Davidson, State of Tennessee to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 4, Scott Avenue Townhomes, as established under Master Deed of record In Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Justin Stappler and Kathleen Bires, join tenants, by Quitclaim Deed dated January 29, 2021, from Justin Stappler, unmarried man, recorded January 29, 2021, in Instrument No. 20210129-0013471, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1917 Eastland Avenue, Nashville, Tennessee 37206.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of November, 2021.

Justin Stappler
Grantor

Kathleen Bires
Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Stappler, the within named individual, 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 official seal, this the 11th day of November, 2021.

BRIAN C. PADEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

NOTARY PUBLIC
My Commission Expires: November 6, 2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Bires, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November, 2021.

BRIAN C. PADEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

NOTARY PUBLIC
My Commission Expires: November 6, 2024