Karen Johnson Davidson County
Batch# 839683 DEEDQC
04/14/2022 09:06:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220414-0043251

This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
BIR, LLC, a Tennessee limited liability company 1306 Bessie Avenue Nashville, Tennessee 37207	Same
Map & Parcel No.: 049 15 0 039.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Brent I. Riley**, ("Grantor") do hereby quitclaim and convey unto **BIR, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 725 Flint Ridge Drive, Whites Creek, TN 37189.

This is not the principal place of residence of the Grantor, nor the spouse of the Grantor.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of April, 2022.

Brent I. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 13th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 13th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

7-7-2025

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

Exhibit A

Land in Davidson County, Tennessee being Lot No. 31on the Plan of Deer Meadows, Phase II, as of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brent I. Riley, by deed from Rhonda Faye Transley, unmarried, of record as Instrument No. 20210830-0116480, Register's Office for Davidson County, Tennessee.