This instrument prepared by:

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Karen Johnson Davidson County
Batch# 863332 DEEDQC
05/27/2022 09:44:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220527-0061657

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
% Richard D. Bird, Jr.		
2006 Beechwood Ave	Same	117-13-B-95
Nashville, TN, 37212		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CHERRY CATHERINE BIRD (hereinafter "Grantor"), by these presents does hereby quitclaim and convey in fee simple unto SARAH B. EINSTMAN and RICHARD D. BIRD, JR., as the Residuary Beneficiaries of the Estate of RICHARD D. BIRD, deceased, (hereinafter "Grantee"), their successors and assigns, any and all of Grantor's right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

A CERTAIN TRACT of improved land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 305 on the Plan of Abbottsford of record in Book 6250, pages 419-421, as amended in Book 6771, page 683 and Book 6800, page 164, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dr. William H. Edwards by deed from Abbott Martin Corporation of record in Book 6679, page 632, said Register's Office.

Being the same property conveyed by William H. Edwards, M.D to Richard D. Bird and wife, Celia Bird by deed dated May 3, 1993 and recorded in

Book 9060 page 784 in the Davidson County Register of Deeds office. Celia Bird predeceased Richard D. Bird.

This conveyance is made subject to the following:

1. Declaration of Restrictive Covenants and Reciprocal Easement of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easenients, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6537, page 303 said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8106, page 2, as amended in Book 8627, page 254, said Register's Office.

This is improved property, known as 305 St. James Park, Nashville, Tennessee, 37215.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor's deceased spouse, RICHARD D. BIRD, and the draftsperson assumes no liability as to the accuracy thereof. RICHARD D. BIRD died June 30, 2020 and his Will was probated in the Davidson County Probate Court, Docket 20P1294. In Section 3.2 of the Will, Grantor was given a two year right to reside in the above described real property. Grantor has elected not to continue to reside in the above described real property and the purpose of this deed is to release Grantor's right to do so under the will along with any other rights the Grantor may have in the property or any remaining furnishings or fixtures under Section 3.3 of the Will. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

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WITNESS MY HAND this 9 day of May, 2022.

Cherry Catherine Bird
CHERRY CATHERINE BIRD, Grantor

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, Trinity Rourke, a Notary Public of this County and State, CHERRY CATHERINE BIRD the within named Grantor, 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 9 day of May, 20__.

TRINITY ROURKE NOTARY PUBLIC STATE OF TEXAS NOTARY ID 130411634-3 MY COMM. EXP. 12-03-2023

Trinity Rourke
Notary Public
My Commission Expires: 12-3-23

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(C).