Karen Johnson Davidson County
Batch# 873226 DEEDQC
06/16/2022 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220616-0069165

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Peter F. Bird, Jr. and/or Karen D. Bird, Trustees 1321 Otter Creek Road Nashville, Tennessee 37215	SAME	145 10 0 028.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peter F. Bird, Jr. and wife, Karen D. Bird**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Peter F. Bird, Jr. and/or Karen D. Bird, Trustees of the Peter & Karen Bird Living Trust, established by the Revocable Trust Agreement of Peter F. Bird, Jr. and Karen D. Bird dated June 10, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 10th day of June, 2022.

Peter F. Bird, Jr.

Karen D. Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter F. Bird, Jr. and Karen D. Bird, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 10th day of June, 2022.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 127 of Tyne Valley Estates, Section 9, of record in Book 3700, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 185 feet along the southerly margin of Otter Creek Road and runs back between lines 327.5 feet on the westerly line and 303.8 feet on the easterly line to a line at the rear measuring 186.5 feet thereon.

Being the same property conveyed to Peter F. Bird, Jr. and wife, Karen D. Bird, by deed from E.D. Peeler, Jr. and wife, Joyce D. Peeler, of record in Book 7992, page 888, Register's Office for Davidson County, Tennessee.

This is improved property known as 1321 Otter Creek Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 10, 2022.

06-13-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of June, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

