QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1024727 DEEDQC
07/11/2023 09 50 00 AM 3 pgs
Fees $17 00 Taxes $0 00

20230711-0052894

State of Tennessee)
County of Davidson)

G#36767-2

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

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2023

Notary Public

My commission expires 8/6/2023

(AFFIX SEAL)

SHERRI L. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
B - CAT REALTY, LLC	**"New Owner"**	**115 12 0 090 00**
6109 Robin Hill Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frederick Lynn Birmingham, an unmarried man, as to his Fifty percent (50%) interest, and Karen E. Birmingham, an unmarried woman, as to her Thirty-Seven and One-Half percent (37.5%) interest

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

B - CAT REALTY, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot No. 24 on the Plan of West Meade Farms, Inc., Section "B", as of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 162 feet on the southeasterly side of Robin Hill Road and runs back 308.8 feet on the southwesterly line and 320.6 feet on the northeasterly line to a dead line, measuring 188 feet thereon.

BEING the same property conveyed to Russell T. Birmingham and wife, Lynn Birmingham, by Warranty Deed dated August 25, 1953, from Moriat McConnel DeMartini and husband, Salvatore DeMartini, of record in Book 2195, Page 213, Register's Office for Davidson County, Tennessee. Said interest was vested in Lynn Birmingham as surviving tenant by the entirety, the said Russell T. Birmingham having died January 29, 1986. The said Lynn Birmingham being one and the same person as Mary Lynn Powell Birmingham. The said Mary Lynn Powell Birmingham having died May 28, 2009, leaving a Last Will and Testament of Mary Lynn Powell Birmingham dated February 3, 2003, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 09P-1008 (the "Will"). Pursuant to the provisions of the said Will, the subject property was devised to Russell T. Birmingham, Jr., James Dean Birmingham and Frederick Lynn Birmingham in equal shares. The said Russell T. Birmingham, Jr., having died July 24, 2009, leaving a Last Will and Testament of Russell T. Birmingham, Jr., dated June 26, 2009, which was admitted to Probate in the Chancery Court for Williamson County, Tennessee, under No. P09-5367 (the "Russell Will"). Pursuant to the provisions of the said Russell Will, his property was devised equally to The Josephine B. Buckley Trust and The Kimberly B. Weber Trust.

FURTHER being the same property conveyed to Frederick Lynn Birmingham and James Dean Birmingham, as joint tenants with the right of survivorship, by Quitclaim Deed dated August 24, 2011, from James Dean Birmingham and Frederick Lynn Birmingham, as Beneficiaries or Devisees under the Last Will and Testament of Mary Lynn Powell Birmingham, and Frederick Lynn Birmingham, as Successor Executor of the Last Will and Testament of Mary Lynn Powell Birmingham, and Josephine B. Buckley, as Trustee of The Josephine B. Buckley Trust and Douglas J. Brown, as Co-Trustee of The Kimberly B. Weber Trust, and Douglas J. Brown, as Executor of the Last Will and Testament of Russell T. Birmingham, Jr., of record in Instrument No. 20110826-0066007; and the said property was further conveyed to Frederick Lynn Birmingham and James Dean Birmingham, as tenants in common, by Quitclaim Deed dated October 13, 2015, from Frederick Lynn Birmingham and James Dean Birmingham, as joint tenants with the right of survivorship, of record in Instrument No. 20151112-0114763, all of record in the Register's Office for Davidson County, Tennessee.

THE said James Dean Birmingham having since died on March 20, 2018, leaving a Last Will and Testament, which has been admitted to probate under Case No. 18P1236 in the Probate Court for Davidson County, Tennessee, at Nashville, for Muniment of Title only. Pursuant to the provisions of the Will of James Dean Birmingham, 75% of his property was devised to his wife, Karen E. Birmingham, and the other 25% was devised to his children, Danielle Mason and Patrick Birmingham, with each child to receive 12.5%. In the case of the above described property, the said James Dean Birmingham owned a Fifty (50%) percent share. Accordingly, pursuant to the said Will, a Thirty-Seven and One-Half percent (37.5%) interest (75% of James' 50% interest) was devised to his spouse, Karen E. Birmingham, and a Six and One-Quarter percent (6.25%) interest (12.5% or one-half of 25%, each, of James' 50% interest) was devised to each of his children, Danielle Mason and Patrick Birmingham.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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

This is **improved** property, known as. **6109 Robin Hill Road, Nashville, TN 37205** .

Witness our hands this 6th day of July, 2023.

Frederick Lynn Birmingham

Karen E. Birmingham

STATE OF Louisiana)
COUNTY OF St. Tammany)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick Lynn Birmingham,** the bargainor, 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 at Slidell (City), LA (State), this 6th day of July, 2023.

My Commission Expires: with life

Notary Public

CRYSTAL GRAVOIS - ID NO 066725 NOTARY PUBLIC COMMISSIONED FOR LIFE ST TAMMANY PARISH, LA

STATE OF New Jersey)
COUNTY OF Morris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen E. Birmingham,** the bargainor, 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 at Succasunna (City), New Jersey (State), this 27th day of June, 2023.

My Commission Expires: 11/17/2025

Notary Public

MARILYN R KAHN
Notary Public - State of New Jersey
My Commission Expires Nov 17, 2025