Karen Johnson Davidson County
Batch# 1036153 DEEDQC
08/08/2023 02:55:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061511

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
8 Day of August, 2023.
_____, Deputy Register

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*
Brent I. Riley 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, **BIR, LLC**, a Tennessee limited liability company, ("Grantor") does hereby quitclaim and convey unto **Brent I. Riley** ("Grantee"), his heirs and assigns, all of the 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.

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 8th day of August, 2023.

BIR, LLC, a Tennessee limited liability company

By: _____
Brent I. Riley, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Brent I. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of BIR, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Manager.

WITNESS my hand, at office, this 8th day of August, 2023.

_____
NOTARY PUBLIC

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

My Commission Expires:

7-7-2025

Exhibit A

Land in Davidson County, Tennessee being Lot No. 31 on 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.

Being further conveyed to **BIR, LLC**, a Tennessee limited liability company by deed from Brent I. Riley by deed of record as Instrument No. 202204140043251, Register's Office for Davidson County, Tennessee.