Karen Johnson Davidson County
Batch# 1046847 DEEDQC
09/07/2023 10 45.35 AM 2 pgs
Fees $12 00 Taxes· $0 00
20230907-0070136

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 6th day of September, 2023. _____ Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

QUITCLAIM DEED

Address New Owner: Roger Birden 77 Ravenwood Hills Circle Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131-06-0C-058.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Erin Birden,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Roger Birden,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Revised Plat of Burton Hills Village of Ravenwood Tract 20 of record in Plat Book 6900, Page 363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger Birden and Erin Birden Husband and Wife by Quitclaim Deed from Roger Birden of record at Instrument No. 20121002-0089519, Register's Office for Davidson County, Tennessee, dated September 28, 2012.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of ~~August~~ September 2023.

Erin Birden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Erin Birden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of ~~August~~ September 2023.

Notary Public
My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/09/2027