****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Charles M. Bird
Jessica Bird
3205 West Hamilton Road
Nashville, TN 37128

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me
this 25th day of January, 2024.

NOTARY PUBLIC
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel:
070-01-058.00

Karen Johnson Davidson County
Batch# 1094097 DEEDQC
01/25/2024 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240125-0005152

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Charles M. Bird**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Charles M. Bird and Jessica Bird, husband and wife**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 24th day of January, 2024.

Charles M. Bird

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles M. Bird**, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2024.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Treppard Heights, Section No. IV of record in Plat Book 2854, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 283 fronts 150 feet on the Southerly side of West Hamilton Avenue and extends back 293.2 feet, more or less, on the Easterly line, and 274.8 feet, more or less on the Westerly line, to a line which is in the center of Whites Creek, and measuring 167 feet, more or less.

Being the same property conveyed to Charles M. Bird, an unmarried man, by Warranty Deed from Mark Walker and Sabrina G. Walker, husband and wife, of record in Instrument No. 20200805-0086562 dated August 3, 2020, and recorded August 5, 2020, Register's Office for Davidson County.

This property is commonly known as 3205 West Hamilton Road, Nashville, TN 37128.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/24/24 (date of document).

Affiant Signature

1/25/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON