THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1127802 DEEDQC
04/26/2024 11:25:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240426-0030417

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

QUITCLAIM DEED

Address New Owner: Nikkin Construction, LLC 19 Inveraray Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 119-05-0-436.00

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, **Nicole Lynam Bird and Michael John Bird, wife and husband,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Nikkin Construction, LLC, a Tennessee Limited Liability Company,** its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, in Block 1, as shown on the map entitled Subdivision of Cumberland Nurseries, Block Nos 1 & 2, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NICOLE LYNAM BIRD AND MICHAEL JOHN BIRD, WIFE AND HUSBAND, by deed from AMBER MCEACHRON, of record in Instrument No. 20230731-0058704 , dated July 28, 2023 , said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April 2024.

Nicole Lynam Bird

Michael John Bird

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 Nicole Lynam Bird and Michael John Bird, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026