Karen Johnson Davidson County
Batch# 1140028 DEEDQC
05/29/2024 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240529-0039665

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Gillian Fitz
AFFIANT

Subscribed and sworn to before me this 29 day of May, 2024.

Trent Dillard
NOTARY PUBLIC
My Commission Expires: 10/04/2027

ADDRESS OF NEW OWNER:
Birdback, LLC
223 Octavia Street
San Francisco, CA 94102

SEND TAX BILLS TO:
New Owner

Map & Parcel: 071-15-0-205.00

TRENT DILLARD STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027 DAVIDSON COUNTY

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Gillian N. Fitz, a single person**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Birdback, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 125 and 126 on the Plan of The Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot Nos. 125 and 126 front 25 feet each on the Westerly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Gillian N. Fitz, a single person, from Dante Alighieri Esposito, a single man, by Warranty Deed, of record in Instrument No. 20210112-0005369, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1308 Stainback Avenue, Nashville, TN 37207.

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 24 day of May, 2024.

Gillian N. Fitz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gillian N. Fitz, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged thats he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24 day of May, 2024.

Trent Dillard
Notary Public

My Commission Expires: 10/04/2027

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 24, 2024.

J. Carlton Drumwright

5/24/2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 5/24/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY