Karen Johnson Davidson County
Batch # 1168296 DEEDQC
08/13/2024 08:44:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240813-0060917

FROM

Marguerite Doty and Sue Bradley

TO

John G. Birmingham

QUITCLAIM DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel-Numbers**
John G. Birmingham	Same	6022130
325 Gaywood Drive		Map 147-01
Nashville, TN 37211		Parcel 207

THIS INSTRUMENT PREPARED BY:

Alan C. Housholder, Attorney
102 Woodmont Blvd. #510
Nashville, TN 37205

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2026 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Marguerite Doty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

15th DAY OF May 2024.

Notary Public

My Commission Expires: 7/6/2026

For a consideration the receipt and sufficiency whereof is hereby acknowledged, the undersigned, by these present, quitclaim, grant and convey our interests to John G. Birmingham, which is all the undersigneds' interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Being Lot No. 299 Caldwell Hall, Section II, of record in Book 2900, Page 96, Register's Office for said County.

Lot No, 299 fronts 74 feet on the southerly side of Gaywood Drive and runs back 182.4 feet on the westerly line and 163 feet on the easterly line to a dead line in the rear which is a broken line, on which it measures 121.9 feet.

Being an interest in an undivided one-half interest in the same property conveyed to Patricia Ann Birmingham by deed from James S. Doty, Trustee of record in Book 8827, Page 364, Register's Office of Davidson County, Tennessee.

Patricia Ann Birmingham died intestate on November 19, 2023 a resident of Davidson County, Tennessee. Marguerite Doty and Sue Bradley are surviving sisters of Patricia Ann Birmingham who died unmarried without having had children and whose parents are deceased.

This is improved property, known as 325 Gaywood Drive, Nashville, Tennessee 37211

Witness our hands this 15th day of May, 2024.

Marguerite Doty
Marguerite Doty

Sue Bradley
Sue Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named Marguerite Doty and Sue Bradley the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 15th day of May 2024.



Notary Public

My Commission Expires:

7/9/2024