FROM

Ellen Harrod

TO

John G. Birmingham

Karen Johnson
Batch # 1168302
08/13/2024 08:49:50 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240813-0060923

QUITCLAIM DEED

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

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

xEllen Harrod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF June 2024.

Notary Public

My Commission Expires: 5-3-27

DAVID STEBBINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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. Ellen Harrod is a surviving sister 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 6 day of June, 2024.

xEllen Harrod
Ellen Harrod

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, David Stebbins, a Notary Public in and for said County and State, the within named Ellen Harrod, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 6th day of June 2024.

Notary Public

My Commission Expires:

5-3-27

