Karen Johnson Davidson County
Batch# 1168643 DEEDWARR
08/13/2024 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20240813-0061389

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 3187-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HR Properties of Tennessee 4219 Hillsboro Pike, Suite 330 Nashville, TN 37215	New Owner	Map and Parcel No.: 11512009000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, B - CAT REALTY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HR PROPERTIES OF TENNESSEE, a Tennessee general partnership ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6109 Robin Hill Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 9th day of August, 2024.

GRANTOR:

B - CAT REALTY, LLC
a Tennessee limited liability company

BY: _____
Frederick L Birmingham
Authorized Member

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 Frederick L Birmingham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of B – Cat Realty, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of August, 2024.

_____
Notary Public
My Commission Expires: 3/8/25

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 24 on the POlan of West Meade Farms, Inc., Section "B", as of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 162 feet on the southeasterly side of Robin Hill Road and runs back 308.8 feet on the southwesterly line and 320.6 feet on the northeasterly line to a dead line, measuring 188 thereon.

Being the same property conveyed to Russel T. Birmingham and wife, Lynn Birmingham, by Warranty Deed dated August 25, 1953, from Moriat McConnel DeMartini and husband, Salvatore DeMartini, of record in Book 2195, Page 213, Register's Office for Davidson County, Tennessee. Said interest was vested in Lynn Birmingham as surviving tenant by the entirety, the said Russell T. Birmingham having died January 29, 1986. The said Lynn Birmingham being one and the same person as Mary Lynn Powell Birmingham. The said Mary Lynn Powell Birmingham having died May 28, 2009, leaving a Last Will and Testament of Mary Lynn Powell Birmingham dated February 3, 2003, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 09P-1008 (the "Will"). Pursuant to the provision of the said Will, the subject property was devised to Russell T. Birmingham, Jr., James Dean Birmingham and Frederick Lynn Birmingham in equal shares. The said Russell T. Birmingham, Jr., having died July 24, 2009, leaving a Last Will and Testament of Russell T. Birmingham, Jr., dated June 26, 2009, which was admitted to Probate in the Chancery Court for Williamson County, Tennessee, under Docket No. P09-5367 (the "Russell Will"). Pursuant to the provisions of the said Russell Will, his property was devised equally to The Josephine B. Buckley Trust and the Kimberly B. Weber Trust.

FURTHER being the same property conveyed to Frederick Lynn Birmingham and James Dean Birmingham, as joint tenants with the right of survivorship, by Quitclaim Deed dated August 24, 2011 from James Dean Birmingham and Frederick Lynn Birmingham, as Beneficiaries or Devisees under the Last Will and Testament of Mary Lynn Powell Birmingham, and Frederick Lynn Birmingham, as Successor Executor of the Last Will and Testament of Mary Lynn Powell Birmingham, and Josephine B. Buckley, as Trustee of The Josephine B. Buckley Trust and Douglas J. Brown, as Co-Trustee of The Kimberly B. Weber Trust, and Douglas J. Brown, as Executor of the Last Will and Testament of Russell T. Birmingham, Jr., of record in Instrument No. 20110826-0066007; and the said property was further conveyed to Frederick Lynn Birmingham and James Dean Birmingham, as tenants in common, by Quitclaim Deed dated October 13, 2015, from Frederick Lynn Birmingham and James Dean Birmingham, as joint tenants with the right of survivorship, of record in Instrument No. 20151112-0114763, all of record in the Register's Office for Davidson County, Tennessee.

The said James Dean Birmingham having since died on March 20, 2018, leaving a Last Will and Testament, which has been admitted to probate under Case No. 18P1236 in the Probate Court for Davidson County, Tennessee, at Nashville, for Muniment of Title only. Pursuant to the provisions of the Will of James Dean Birmingham, 75% of his property was devised to his wife, Karen E. Birmingham, and the other 25% was devised to his children, Danielle Mason and Patrick Birmingham, with each child to receive 12.5%. In the case of the above described property, the said James Dean Birmingham owned a Fifty (50%) percent share. Accordingly, pursuant to the said Will, a Thirty-Seven and One-Half percent (37.5%) interest (75% of James' 50% interest) was devised to his spouse, Karen E. Birmingham, and a Six and One-Quarter percent (6.25%) interest (12.5% or one-half of 25%, each, of James' 50% interest) was devised to each of his children, Danielle Mason and Patrick Birmingham.

Being the same property conveyed to B - Cat Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 6, 2023 from Frederick Lynn Birmingham, an unmarried man, as to his Fifty percent (50%) interest, and Karen E. Birmingham, an unmarried woman, as to her Thirty-Seven and One-Half percent (37.5%) interest of record in Instrument No. 20230711-0052894, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B - Cat Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 17, 2023 from Danielle Birmingham Mason, an unmarried woman, as to her Six and One-Quarter (6.25%) interest, of record in Instrument No. 20230720-0055892, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B - Cat Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 25, 2023 from Patrick Birmingham, a married man, as to his Six and One-Quarter percent (6.25%) interest, of record in Instrument No. 20230731-0058756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/9/24 (date of document).

Affiant Signature

8/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2021