Karen Johnson
Batch # 1175203
08/29/2024 08:36:30 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240829-0066358

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 26th day of August 2024.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Andrew and Kelsey Birkel Living Trust 5720 California Ave. Nashville, TN 37209	Andrew and Kelsey Birkel Living Trust 5720 California Ave. Nashville, TN 37209	091-02-4W-001-00

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, Andrew Birkel, does hereby quitclaim, transfer and convey unto Andrew Birkel and Kelsey Birkel, as Trustees of the Andrew and Kelsey Birkel Living Trust dated August 26, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit NO. 1, on the plan of EDISON PARK Nashville, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217; amended in Instrument 20190524-0049673 and Instrument No. 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Birkel, a single man, from Toll Southeast LP Company, Inc., a Delaware Corporation, by Special Warranty Deed dated February 14, 2022, and recorded on March 7, 2022, as Document No. 20220307-0025648, Register's Office for Davidson County, Tennessee.

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

Property Address: 5720 California Avenue, Nashville, Tennessee 37209

Witness my hand this 26th day of August 2024.

Andrew Birkel, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Andrew Birkel, as Grantor, 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.

Witness my hand, at office, this day, August 26, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025