Karen Johnson
Batch # 1179025
09/09/2024 08:16:51 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240909-0068903

FROM

Lynne Jungman

TO

John Birmingham

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

JAMES S SULLIVAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 12, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

M L Jungman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF August 2024.

James S Sullivan
Notary Public

My Commission Expires: April 12, 2025

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. Lynne Jungman 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 _____ day of 8-26, 2024.

X _____
Lynne Jungman

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, James S Sullivan a Notary Public in and for said County and State, the within named Lynne Jungman, 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~~ Chicago, Illinois this 24 day of August 2024.

James S Sullivan
Notary Public

JAMES S SULLIVAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 12, 2025

My Commission Expires:

April 12, 2025