Karen Johnson Davidson County
Batch# 1231348 DEEDQC
01/29/2025 12:48:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20250129-0006900

This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
BIR, LLC, a Tennessee limited liability company 1306 Bessie Avenue Nashville, Tennessee 37207	Same
Map & Parcel No.: 049 15 0 039.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Brent I. Riley**, ("Grantor") do hereby quitclaim and convey unto **BIR, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 725 Flint Ridge Drive, Whites Creek, TN 37189.

This is not the principal place of residence of the Grantor, nor the spouse of the Grantor.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of January, 2025.

Brent I. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **BRENT I. RILEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2025.

NOTARY PUBLIC

My Commission Expires:
May 8, 2028

DAYNE PAUL GOYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 28 day of January, 2025.

NOTARY PUBLIC

My Commission Expires:

01-04-2027

J. GRACE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Exhibit A

BEING Unit B established under the Declaration of Covenants, Conditions and Restrictions for 725 Flint Ridge, condominium regime with common elements and limited common elements, created under the Tennessee Condominium Act of 2008, Title 66, Chapter 27, Section 201, as amended, Tennessee Code Annotated, of record as Instrument No. 20220414-0043252, in the Registers Office for Davidson County, Tennessee (the "Declaration"). Reference is hereby made to the Plat set forth in Exhibit B of said Declaration for a more complete identification and description, including, without limitation, the location and boundaries, of the Unit described therein.

Together with the Common Elements and Limited Common Elements appurtenant thereto as described in the Declaration and being more particularly shown on the Plat set forth in Exhibit B of said Declaration.

Being the same property conveyed to Brent I. Riley from BIR, LLC, of record as Instrument No. 20230808-0061511, as corrected by Scrivener's Affidavit, of record as Instrument No. 20231102-0085947, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Dayne P. Geyer, 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 January 28, 2025 (date of document).

Affiant Signature

January 29, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

