Karen Johnson Davidson County
Batch# 1262695 DEEDQC
04/21/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030132

Prepared by: Shelby B. Parks, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, #201, Springfield, Tennessee 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

THELMA R. BIRK, TRUSTEE

TO: QUITCLAIM DEED

CHARLES M. BIRK

THIS QUIT CLAIM DEED OF REALTY, executed as of the 18th day of April, 2025, by Grantor, **THELMA R. BIRK, TRUSTEE OF THE CHARLES F. BIRK AND THELMA R. BIRK REVOCABLE LIVING TRUST, dated November 9, 2007**, to Grantee, **CHARLES M. BIRK**, Witnesseth:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain realty situated in Davidson County, Tennessee, and being bounded and described as follows, to-wit:

> Located in the 14th Civil District and described according to a survey made by Hickerson and Hickerson, Engineers, dated August 24, 1964, and revised April 8, 1966, attached to and made a part hereof, as follows:
>
> Beginning at an iron pin in the north margin of Alessio Road, South 76° 50' West 1451.5 feet from the northwest corner of Alessio Road and Old Hickory Boulevard; thence leaving said Road North 16° 08' East 183.5 feet to an iron pin at an old established fence; thence South 81° 12' West 100 feet to an iron pin; thence along an old fence line, North 16° 08' East 836 feet to an iron pin; thence North 83° 32' East 55 feet to an iron pin in the west boundary of the W.D. Harris property; thence South 4° 30' East 250 feet to a fence post; thence along an old fence line South 8° 15' East 399.5 feet to an iron pin in the north boundary for the Briggs Guye property; thence South 85° 45' West 95.5 feet to an iron pin; thence with the west boundary of the Briggs Guye property South 17° 00' East 250.4 feet to an iron pin in the north margin of Alessio Road; thence with the margin of said Road South 76° 50' West 303.5 feet to the point of beginning and containing 3.98 acres, more or less.
>
> BEING the same property conveyed to Charles F. Birk and Thelma R. Birk, Trustees of The Charles F. Birk and Thelma R. Birk Revocable Living Trust, dated November 9, 2007, by limited warranty deed from Charles F. Birk and wife, Thelma R. Birk, dated December 11, 2007, recorded December 19, 2007, at 2:07 PM, appearing of record in Instrument No. 20071219-0145750, Register's Office for Davidson County, Tennessee. The said Charles F. Birk having died on August 4, 2021, making Thelma R. Birk the sole Trustee of The Charles F. Birk and Thelma R. Birk Revocable Living Trust, dated November 9, 2007, pursuant to Section 1.03 of said Trust Agreement.
>
> AND BEING the same property conveyed to Charles F. Birk and wife, Thelma R. Birk, by warranty deed from Briggs Guye, dated September 1, 1964, recorded September 2, 1964, at 3:55 PM, appearing of record in Book 3808, Page 134, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Thelma R Birk

THELMA R. BIRK, Trustee
The Charles F. Birk and Thelma R. Birk
Revocable Living Trust, dated November 9, 2007

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **THELMA R. BIRK, TRUSTEE OF THE CHARLES F. BIRK AND THELMA R. BIRK REVOCABLE LIVING TRUST, dated November 9, 2007**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 18th day of April, 2025.

Affix Notary Seal

SHELBY PARKS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 19, 2028
COUNTY OF ROBERTSON

Shelby Parks
Notary Public

My Commission Expires: _____

Property Owner's Name and Mailing Address:

Charles M. Birk
2292 Crocker Springs Road
Goodlettsville, Tennessee 37072

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

3646 Alessio Road
Whites Creek, Tennessee 37189

Map and Parcel No.

038-00-0-066.01

STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$-0-** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of April, 2025.

Affix Notary Seal

SHELBY PARKS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 19, 2028
COUNTY OF ROBERTSON

Shelby Parks
Notary Public

My Commission Expires: _____

202504210030132

Tennessee Certification of Electronic Document

I, Christina M. Bartee, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on April 18, 2025 (date of document).

Affiant Signature

April 21, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 21st day of April, 2025.

Notary Signature

My Commission Expires:

NOTARY SEAL:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY