Karen Johnson Davidson County
Batch# 1262695 DEEDQC
04/21/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030133

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

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,** a widow, 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:

> Being a tract of land in the 1st Councilmanic District of Davidson County, and a portion of that property conveyed to John W. Guye, Sr., in Instrument # 20030130-0012871, Register's Office for Davidson County, Tennessee, and accurately described as follows:
>
> Beginning at an existing pin in the northerly margin of Alessio Road, said pin being a common corner of Charles Birk in (DB 3808, PG 134) Register's Office for Davidson County, Tennessee and the most southeast corner of herein described tract; thence now leaving said margin with said Birk for the next two calls: N 18 degrees 11' 41" W, 250.47 feet to an existing iron pin at a corner post; thence N 84 degrees 54' 50" E, 95.16 feet to an existing pin at a Tee post; thence now leaving said Birk with a new line S 09 degrees 15' 00" W, 235.59 feet to a set iron pin in the northerly margin of said Alessio Road; thence with said margin S 75 degrees 43' 20" W, 41.92 feet to the point of beginning containing 0.418 acres, more or less, according to a survey dated 10/02/2007, by Tommy E. Walker RLS TN #1465.
>
> BEING the same property conveyed to Charles F. Birk and wife, Thelma R. Birk, by warranty deed from John W. Guye, Sr. and wife, Brenda J. Guye, dated October 11, 2007, recorded October 17, 2007, at 12:50 PM, appearing of record in Instrument No. 20071017-0123206, Register's Office for Davidson County, Tennessee. The said Charles F. Birk having died on August 4, 2021, leaving Thelma R. Birk as the sole owner of the property as the surviving tenant by the entirety.

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

Thelma R. Birk

THELMA R. BIRK, Grantor

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**, 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:

3642 Alessio Road
Whites Creek, Tennessee 37189

Map and Parcel No.

038-00-0-066.00

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: _____

202504210030133

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