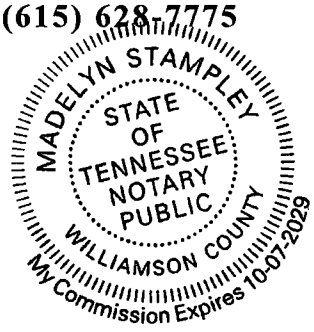
Karen Johnson
Batch # 1361089
12/23/2025 10:16:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251223-0101912

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

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



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 11th day of December 2025.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ana M. Bircher Living Trust 410 Lynwood Blvd. Nashville, TN 37205	Ana M. Bircher Living Trust 410 Lynwood Blvd. Nashville, TN 37205	116110100.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ana M. Bircher, unmarried, does hereby quitclaim, transfer and convey unto Ana M. Bircher, as Trustee of the Ana M. Bircher Living Trust dated December 11, 2025, all of her 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 the South 100 feet of Lot. No. 98 on the Map of the Re-Subdivision of part of Royal Oaks Subdivision, of record in Book 974, page 4, Register's Office for said County.

Said part of said Lot No. 98 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Ana M. Bircher, unmarried, from Howard Ray White, Jr., married, by Warranty Deed dated October 21, 2008, and recorded on October 24, 2008, as Instrument No. 20081024-0106669, 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: 410 Lynwood Boulevard, Nashville, Tennessee 37205

Witness my hand this 11th day of December 2025.

Ana M. Bircher, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Ana M. Bircher, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 11, 2025.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

Madelyn Stampley, Notary Public
My commission expires: 10/07/2029