Karen Johnson Davidson County
Batch# 1361666 DEEDQC
12/29/2025 08:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251229-0102336

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R. Birckhead and Lori K. Birckhead, Co-Trustees 7721 Whites Creek Pike Joelton, TN 37080	James R. Birckhead and Lori K. Birckhead, Co-Trustees 7721 Whites Creek Pike Joelton, TN 37080	008 00 0 086.00 008 00 0 087.00 008 00 0 088.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES R. BIRCKHEAD and LORI K. BIRCKHEAD ("Grantor") hereby quitclaim and convey unto JAMES R. BIRCKHEAD and LORI K. BIRCKHEAD, CO-TRUSTEES OF THE BIRCKHEAD COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all our right, title and interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

Being property known as 7801, 7721 and 0 Whites Creek Pike, Joelton, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22 day of December, 2025.

JAMES R. BIRCKHEAD

Lori K. Birckhead
LORI K. BIRCKHEAD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James R. Birckhead and Lori K. Birckhead, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of December, 2025.

Notary Public

My Commission Expires:
November 5, 2029

JULIANNA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05, 2029

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 22 day of December, 2025.

Notary Public

My Commission Expires:
November 5, 2029

JULIANNA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05 2029

EXHIBIT A

008 00 0 086.00; 7801 Whites Creek Pike

Land in Davidson County, Tennessee, being 3.15 acres on the west side of Whites Creek Pike, South of Baxter Road, known as 7801 Whites Creek Pike, Joelton, Tennessee, 37080, Map and Parcel Number 00800008600.

Being the same property conveyed by deed of record as Instrument #20200721-0079843, Register's Office for Davidson County, Tennessee.

Meaning and intending to convey all of Tax Parcel 008 00 0 086.00, currently shown as .84 acres in the records of the Davidson County, Tennessee Tax Assessor.

008 00 0 087.00; 7721 Whites Creek Pike and 008 00 0 088.00; 0 Whites Creek Pike

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, dated: 3-17-11, as follows:

Beginning at a set iron rod on the southwest margin of Whites Creek Pike (or U.S. Highway 431) in the north line of Jim Stevens (Book 4718, Page 653, R.O.D.C.);
Thence with said Stevens N 83 DEGREES 09 Minutes 04 seconds W a distance of 883.06 feet to a set iron rod;
Thence S 08 DEGREES 40 MINUTES 56 SECONDS W a distance of 575.47 feet to an existing ½ inch iron rod at the base of a tree and common corner to Douglas & Mary Sue Wyatt (Instr: 200706280077218, R.O.D.C.);
Thence with said Wyatt S 03 DEGREES 59 MINUTES 04 SECONDS W a distance of 351.58 feet to an existing iron rod at the base of an 18 inch beech on the south bank of a creek and common corner to Gayron Lytle (Instr: 200604050039055, R.O.D.C.);
Thence with said Lytle S 02 DEGREES 06 MINUTES 36 SECONDS W a distance of 158.92 feet to an existing iron rod at a wooden fence post;
Thence N 88 DEGREES 49 MINUTES 21 SECONDS W a distance of 197.98 feet to an existing iron rod at the base of a 27 inch oak in a fence;
Thence S 65 DEGREES 46 MINUTES 30 SECONDS W a distance of 181.26 feet to an existing iron rod at the base of an 18 inch beech in a fence;
Thence S 52 DEGREES 34 MINUTES 17 SECONDS W a distance of 158.66 feet to an existing iron rod in a fence;
Thence S 74 DEGREES 11 MINUTES 06 SECONDS W a distance of 305.64 feet to an existing iron rod in a fence;
Thence N 67 DEGREES 02 MINUTES 54 SECONDS W a distance of 136.08 feet to an existing iron rod in a fence;
Thence S 84 DEGREES 37 MINUTES 57 SECONDS W a distance of 220.60 feet to an existing iron rod in a fence;
Thence S 20 DEGREES 49 MINUTES 49 SECONDS W a distance of 75.62 feet to an existing iron rod in a fence;
Thence N 65 DEGREES 52 MINUTES 24 SECONDS W a distance of 341.49 feet to an existing iron rod in a fence;
Thence N 31 DEGREES 13 MINUTES 01 SECONDS W a distance of 134.44 feet to an existing iron rod in a fence;
Thence N 79 DEGREES 52 MINUTES 20 SECONDS W a distance of 396.57 feet to an existing iron rod in a fence;
Thence leaving said fence N 80 DEGREES 03 MINUTES 46 SECONDS W a distance of 15.42 feet to an existing 6" x 9" stone and common corner to E. L. Spain (Book 1285, Page 2, R.O.D.C.);

Thence with said Spain and relatively parallel with an existing fence N 07 DEGREES 44 MINUTES 06 SECONDS E a distance of 1924.97 feet to an existing iron rod and common corner to Terry and Shellee Catignani (Instr: 201005140037439, R.O.D.C.);
Thence with said Catignani S 80 DEGREES 43 MINUTES 31 SECONDS E a distance of 546.57 feet to an existing iron rod and common corner to Forrest Goostree Et Al Trustees (Instr: 20090610005402 3, R.O.D.C.);
Thence with said Goostree S 80 DEGREES 50 MINUTES 44 SECONDS E a distance of 512.02 feet to an existing iron rod and common corner to Bethel Church of Christ (Book 10666, Page 253, R.O.D.C.);
Thence with said Bethel Church of Christ S 80 DEGREES 43 MINUTES 05 SECONDS E a distance of 429.92 feet to a railroad spike at a wooden post;
Thence N 21 DEGREES 14 MINUTES 33 SECONDS E a distance of 285.19 feet to a set iron rod and approximate common corner to H. M. Hunley (Book 2302, Page 105, R.O.D.C.);
Thence with said Hunley N 68 DEGREES 26 MINUTES 19 SECONDS E a distance of 277.00 feet more or less to a set iron rod in the southwest margin of Whites Creek Pike (or U. S. Highway 431);
Thence with said margin S 27 DEGREES 01 MINUTES 39 SECONDS E a distance of 270.06 feet to a set iron rod;
Thence with a curve turning to the left with an arc length of 599.83 feet, with a radius of 1939.86 feet, with a chord bearing of S 35 DEGREES 53 MINUTES 09 SECONDS E, with a chord length of 597.45 feet, to a set iron rod;
Thence S 44 DEGREES 44 MINUTES 39 SECONDS E a distance of 531.00 feet to a set iron rod which is the point of beginning, having an area of 4133023 square feet, 94.88 acres

Being the same property conveyed by deed of record as Instrument #20190423-0037380, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 22, 2025 (date of document).

Affiant Signature

12/22/2025

Date

State of Tennessee

County of Davidson

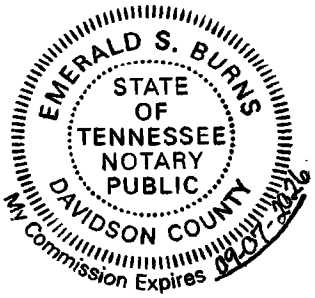
Sworn to and subscribed before me this 22 day of December, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202512290102336