Karen Johnson
Batch # 1362670
12/30/2025 08:44:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251230-0103265

Prepared by and return to:
Michael R. Parham
1715 Aaron Brenner Drive, Suite 450
Memphis, TN 38120
(901) 755-0199

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION FROM INFORMATION FURNISHED TO THE PREPAROR. PREPAROR MAKES NO WARRANTIES AS TO THE CONDITION OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION TO ANY REAL PROPERTY BEING CONVEYED HEREBY OR TO THE ACCURACY OF INFORMATION FURNISHED AND HAS RENDERED NO ADVICE AS TO THE TAX CONSEQUENCES OF THIS CONVEYANCE.

QUIT CLAIM DEED

Know all men by these presents, that, **Robert Bird and Debora Bird, husband and wife**, (the "Grantors") for and in consideration of Ten and no/100 Dollars ($10.00), do hereby bargain, sell, convey, remise, release, and quit claim unto **Megan Elise Bird,** hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, all of Grantors' interest in a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

See Attached Exhibit "A"

Being the same property conveyed to Grantors herein by deed of record at Instrument No. 20221130-0125473, in the aforesaid Register's Office.

WITNESS the Grantors' hands on this 19 day of December, 2025.

GRANTORS:

ROBERT BIRD

DEBORA BIRD

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned, and qualified, personally ROBERT BIRD and DEBORA BIRD the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained

WITNESS my hand, at office, on this 19 day of December, 2025.

Susan Todd
NOTARY PUBLIC

My Commission Expires:

4/15/2028

New Owner Name and Address:
Megan Elise Bird
828 Goswell Drive #202
Nolensville, TN 37135

This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).

Property Address:
828 Goswell Drive #202
Nolensville, TN 37135

Mail Tax Notice to:
Megan Elise Bird
828 Goswell Drive #202
Nolensville, TN 37135

Parcel Id Number:
188-06-0A-202.00-CO

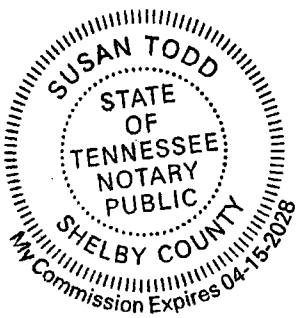


EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 202 of Carothers Farms Stacked Flats (within Lot 384), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Number 20190710-0066979, and Instrument Number 20211213-0164887, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water,

electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 384) of record in Instrument Number 20211130-0158065, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20201124-0137705, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020.