This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1464919 DEEDQC
08/27/2026 01:40:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260827-0079691

New Owner:	Send Tax Bill:	Map/Parcel
Justin R. Birkmeyer and Jennifer F. Birkmeyer, Trustees of the Birkmeyer Joint Revocable Living Trust dated August 25, 2026, and any amendments thereto 1016 Sycamore Estates Nashville, Tennessee 37211	Tax Department, Truist -0011883 P.O. Box 92370 Rochester, NY 14692	172 09 0C 004.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

AFFIANT

Sworn ~~to and~~ subscribed before me this 25th day of August 2026.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JUSTIN RYAN BIRKMEYER** and **JENNIFER FINDLE BIRKMEYER** (Grantor), as husband and wife, by these present do hereby quitclaim and convey unto **JUSTIN R. BIRKMEYER AND JENNIFER F. BIRKMEYER, TRUSTEES OF THE BIRKMEYER JOINT REVOCABLE LIVING TRUST DATED AUGUST 25, 2026, AND ANY AMENDMENTS THERETO** (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Subdivision Plat Sycamore Estates of record in Plat of record in Instrument No. 20241119-0089665, Register's Office Davidson County, Tennessee, to which plan reference is hereby

made for a more complete and accurate description.
Being part of the same property conveyed to Justin Ryan Birkmeyer and wife, Jennifer Findle Birkmeyer, by deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20250521-0040123, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is IMPROVED property, known as 1016 Sycamore Estates Nashville TN 37211

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 25th day of August, 2026.

By: _____
JUSTIN RYAN BIRKMEYER

By: _____
JENNIFER FINDLE BIRKMEYER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUSTIN RYAN BIRKMEYER and JENNIFER FINDLE BIRKMEYER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 25th day of August, 2026.

_____
NOTARY PUBLIC
My Commission Expires on: 3/7/2029

RYAN KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029