THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19N, Suite 236
Clearwater, FL 33763

QUIT CLAIM DEED

Return To:

E

Davidson County DEEDQC
Recvd: 05/03/16 11:46 5 pgs
Fees:27.00 Taxes:0.00
20160503-0043448

New Owner(S) Address &
Mail Tax Statements To:
John W. Eaton, Teresa R. Eaton & Cyrus Daniel Eaton
1029 13th Ave S
Nashville, TN 37212

Property Tax ID#: 105 01 0 603.00
File #: FNTGI-100997751-122449-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOHN W. EATON who erroneously acquired title as JOHN E. EATON and wife, TERESA R. EATON and CYRUS DANIEL EATON, a married man herein joined by his spouse EVIE NICOLE EATON, as Grantors, hereby convey all rights, titles and interests that we may have in and to the property to JOHN W. EATON and wife, TERESA R. EATON and CYRUS DANIEL EATON, a married man, all as Tenants in Common, as Grantees, the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 105 01 0 603.00

Commonly Known As: 1029 13th Ave S, Nashville, TN 37212

Prior Deed recorded 04/22/2014 as Instrument 201404220033745, in Davidson County Court Clerk's Office.

Witness our hands this the 15th day of Apr. 1, 2016.

JOHN W. EATON

TERESA R. EATON

STATE OF Colorado }

COUNTY OF Eagle }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JOHN W. EATON, TERESA R. EATON, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of Apr. 1, 2016.

AUDREY JANE SPAULDING
Notary Public
State of Colorado
Notary ID 20034042936
My Commission Expires Dec 22, 2019

Notary Public
My Commission expires: 12 - 22 - 2019

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

JOHN W. EATON

TERESA R. EATON

Subscribed and sworn to before me this the 15th day of Apr. 1, 2016.

AUDREY JANE SPAULDING
Notary Public
State of Colorado
Notary ID 20034042936
My Commission Expires Dec 22, 2019

Notary
My Commission expires: 12 - 22 - 2019

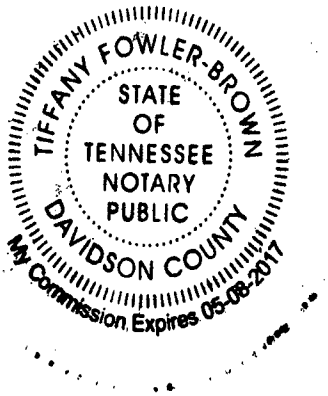
Witness our hands this the 15th day of Apr. 1, 2016.

Cyrus Daniel Eaton
CYRUS DANIEL EATON

Evie Nicole Eaton
EVIE NICOLE EATON

STATE OF Tennessee

COUNTY OF Davidson



Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JOHN W. EATON who erroneously acquired title as CYRUS DANIEL EATON and EVIE NICOLE EATON, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

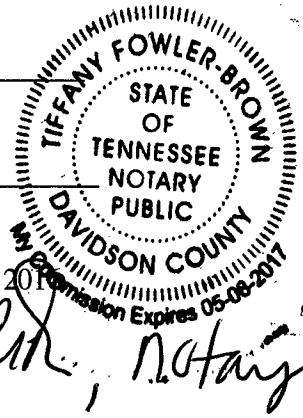
Witness my hand and official seal this the 15 day of April, 2016.

Notary Public
My Commission expires: 5/8/2017

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

Cyrus Daniel Eaton
CYRUS DANIEL EATON

Evie Nicole Eaton
EVIE NICOLE EATON



Subscribed and sworn to before me this the 15 day of April, 2016.

Notary
My Commission expires: 5/8/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF REVISED SECTION NINETY-EIGHT, EDGEHILL ESTATES, OF RECORD IN BOOK 4860, PAGE 54, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID: 105 01 0 603.00

Commonly known as 1029 13th AVE S, Nashville, TN 37212
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **JOHN E. EATON AND WIFE, TERESA R. EATON AND CYRUS DANIEL EATON** BY DEED RECORDED ON **April 22, 2014** IN **Instrument: 201404220033745**

True Copy Certification

I, Jessica Allen, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me Alfonso Sanchez Jr., a notary public for this county and state, __Jessica Allen___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017
Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017