NEW OWNER:
CHARLES EDWARD EAKES, TRUSTEE
1855 BAKERS GROVE ROAD
HERMITAGE, TN 37066

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Bill Garrett Davidson County
Batch# 48831 DEEDQC
01/18/2018 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180118-0005243

Map & Parcel No.: 12300001700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **JAMES EDWARD EAKES and wife, CLIFFORDEAN EAKES**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **CHARLES EDWARD EAKES AND ROBERT E. LANNOM, TRUSTEES OF THE EAKES ASSET PROTECTION TRUST DATED OCTOBER 31, 2017**, their successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in the 4th (formerly 16th) Civil District of DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being 24-1/2 acres more or less, said land being bounded on the East side by lands of Evans; on the South side by lands of Carl Paradise and Weaver McClendon; on the West side by lands of Stanley Wright and wife, Christine Wright, and on the North side by the Baker's Grove Road.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to Bartholomew F. McCarthy and wife, Jane G. McCarthy, from James Edward Eakes and wife, Cliffordean Eakes, of record in Book 4238, Page 773, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, dated May 14, 1968, as follows: Beginning on the southerly margin of Baker's Road, said point being in the northeast corner of the J.S. Wright property; thence with said Wright's eastern boundary line, South 3 deg. 49 min. West 614.1 feet to said Wright's southeast margin; thence with Wright's southern boundary line North 87 deg. 29 min. West 827.5 feet; thence South 2 deg. 21 min. West 791.4 feet; thence South 87 deg. 16 min. East 821.8 feet; thence North 3 deg. 53 min. East 327.6 feet; thence South 83 deg. 08 min. East 269.7 feet; thence North 12 deg. 23 min. East 449 feet; thence North 5 deg. 56 min. East 106.3 feet; thence North 79 deg. 50 min. West 203.1 feet; thence North 4 deg. 08 min. East 315.9 feet; thence North 25 deg. 34 min. East 176.4 feet to the southerly margin of Baker's Road; thence with the same northwesterly 255.95 feet to the beginning, containing 21 acres, more or less.

Being a portion of the same property conveyed to James Edward Eakes and wife, Cliffordean Eakes by Installment Deed from Homer Bright and wife, Sadie May Bright, recorded May 18, 1950 in Book 1847, Page 482, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 11th day of January, 2018.

James Edward Eakes
JAMES EDWARD EAKES

Cliffordean Eakes
CLIFFORDEAN EAKES

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES EDWARD EAKES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and official seal at office this 11th day of January, 2018.

James Addison Barry J
NOTARY PUBLIC

My commission expires: 11-04-2020

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, CLIFFORDEAN EAKES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and official seal at office this 11th day of January, 2018.

James Addison Barry J
NOTARY PUBLIC

My commission expires: 11-04-2020

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 11th day of January, 2018.

NOTARY PUBLIC

My commission expires: 11-04-2020

JAMES ADDISON BARRY, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY