QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Janie Lloyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2018.

Emily Jones
Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

EMILY JONES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 135961 DEEDQC
09/04/2018 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180904-0087181

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Toni C. Eaton and James Kenneth Eaton, Sr.	**SAME**	**093-10-0-216.00**
(NAME)	(NAME)	**093-10-0-217.00,**
102 Beechlawn Drive (ADDRESS)	(ADDRESS)	**093-10-218.00** **093-14-0463.00**
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES KENNETH EATON AND WIFE, TONI EATON, AND PATRICIA DIANE GOUGH, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TONI C. EATON, AND HUSBAND, JAMES KENNETH EATON, SR.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lea Avenue, formerly South Union Street, at the southwest corner of the property conveyed to Patsey Bradley, et al, by Deed from J. M. Overton and wife, of record in Book 315, Page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet more or less, to the northeast corner of the property conveyed to B. D. Shriver by Deed from W. B. Redmond, Executor, of record in Book 1023, Page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot 129 on the Plan of Barrow Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet, 5 inches, more or less, to fee beginning.

This is ( ) **unimproved** (X) **improved** property known as: 511 Lea Avenue, Nashville, TN 37203.

TRACT 2:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on fee Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, R.O.D.C., Tennessee, described as follows:

BEGINNING at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being fee northeast corner of said Lot No. 4; thence wife the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to fee northeast corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 48 ¼ feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

This is ( ) **unimproved (X) improved** property known as: 511 Lea Avenue, Nashville, TN 37203.

TRACT 3:
Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixty Avenue South and run back between parallel lines 210 feet to an alley.

This is ( ) **unimproved (X) improved** property known as: 520 Lafayette Street, Nashville, TN 37203.

TRACT 4:
Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the Plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, November 11, 1947, as follows:

BEGINNING at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin of Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in the northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

This is ( ) **unimproved (X) improved** property known as: 510 Lafayette Street, Nashville, TN 37203.

Being the same property conveyed to Toni Eaton by Quitclaim Deed from Citizen's Tri-County Bank of record in Instrument No. 20150703-0064326, Register's Office for Davidson County, Tennessee, dated March 3, 2015 and recorded on July 2, 2013.

Wilma J. Eaton also holds an individual interest as shown in Warranty Deed of record in Book 7633, Page 870, in said Register's Office. Wilma J. Eaton, a/k/a Wilma Jean Eaton, has since died on November 27, 2012, leaving her interest in the subject property to Patricia Diane Gough and James Kenneth Eaton, as shown in Affidavit of Heirship of record in Instrument No. 20180830-0086216 in said Register's Office.

Witness my/our hand (s) this the 28th day of August, 2018.

James Kenneth Eaton

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of August, 2018, before me personally appeared JAMES KENNETH EATON, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2018.

Notary Public

My Commission Expires: 5/13/2020

Toni Eaton

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of August, 2018, before me personally appeared TONI EATON, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2018.

Notary Public

My Commission Expires: 5/13/2020

Patricia Diane Gough

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of August, 2018, before me personally appeared PATRICIA DIANE GOUGH, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY