THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Karen Johnson Davidson County
Batch# 208771 DEEDQC
03/22/2019 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190322-0026368

QUIT CLAIM DEED

Return To: BCNH INC
181 Montour Run Rd
Coraopolis PA 15108

New Owner(S) Address &
Mail Tax Statements To:
Barbara D. Eaton
1504 Oakland Acres Dr
Madison, TN 37115
67-4-409 (F)
Property Tax ID#: 051-11-0-093.00
File #: 18074147

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, BARBARA D. EATON, as Trustee for the Barbara D. Eaton Revocable Living Trust, as Grantors, hereby convey all rights, titles and interests that we may have in to BARBARA D. EATON, single, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 051-11-0-093.00
Property Address: 1504 Oakland Acres Dr, Madison, TN 37115

Prior Deed recorded 07/11/2007, as Instrument 20070711-0082775, Davidson County Court Clerk's Office.

Witness our hands this the 20 day of February, ~~2018~~ 2019.

Barbara D. Eaton, as Trustee
BARBARA D. EATON, as Trustee

STATE OF Tennessee }
COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, BARBARA D. EATON, as Trustee for the Barbara D. Eaton Revocable Living Trust, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20 day of February, ~~2018~~ 2019.

Norman Kantrowitz
Notary Public
My Commission expires: 4.21.20

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

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

Barbara D. Eaton, as Trustee
BARBARA D. EATON, as Trustee

Subscribed and sworn to before me this the 20 day of February, ~~2018~~ 2019.

Norman Kantrowitz
Notary
My Commission expires: 4.21.20

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

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"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, ON THE PLAN OF SECTION ELEVEN, OAKLAND ACRES, OF RECORD IN PLAT BOOK 3700, PAGE 26, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

DEED TYPE: LIMITED WARRANTY DEED BETWEEN BARBARA D. EATON AND BARBARA D. EATON, AS TRUSTEE FOR THE BARBARA D. EATON REVOCABLE LIVING TRUST DATED: 07/09/2007, RECORDED DATE: 07/11/2007, IN INSTRUMENT NO. 20070711-0082775. CONSIDERATION: $10.00

CERTIFICATION OF TRUST THE BARBARA D, EATON REVOCABLE LIVING TRUST RECORDED 07/11/2007 IN INSTRUMENT NO: 20070711-082776.

DEED TYPE: WARRANTY DEED BETWEEN WILLIAM F. JACKSON, JR. AND WIFE, RETHA M. JACKSON, TRUSTEES OF THE JACKSON FAMILY REVOCABLE LIVING TRUST, AND BARBARA D. EATON, SINGLE DATED: 11/06/2001, RECORDED DATE: 11/12/2001, IN INSTRUMENT NO. 20011112-0123924. CONSIDERATION: $10.00

PARCEL ID: 051-11-0-093.00

True Copy Certification

I, Thomas Workman, 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 document executed and authenticated according to law.

Thomas Workman
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, ~~[Name of Notary]~~ Heather L Revay, a notary public for this county and state, [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Thomas Workman

Heather L. Revay
Notary's Signature

My Commission Expires: 4-11-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166