Karen Johnson Davidson County
Batch# 337725 DEEDQC
01/02/2020 03:39:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200102-0000512

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ann A. Eaden and David Morgan, Trustees of the Eaden Family Trust u/w/o James Glenn Eaden P.O. Box 1869 Brentwood, TN 37024-1869	Same	145 06 0 011.00

Pursuant to the Last Will and Testament of James Glenn Eaden, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 19P-11 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, we, ANN A. EADEN and DAVID MORGAN, Co-Personal Representatives of the Estate of James Glenn Eaden, hereinafter "Grantors," do hereby quitclaim and by these presents do transfer and convey unto ANN A. EADEN and DAVID MORGAN, Co-Trustees of the Eaden Family Trust u/w/o James Glenn Eaden, their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> Being Lot No. 26 on the Plan of Laurel Ridge, Section 3, as of record in Book 3600, page 9, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of Laurel Ridge Drive at the corner of Lots Nos. 25 and 26; thence with the line between said two lots easterly 564.1 feet; thence south 45°23' east 52 feet; thence south 2°03' east 350 feet; thence north 78°34' west 175.5 feet to the corner of lots Nos. 26 and 27; thencewith the line between said two lots northwesterly 489.9 feet to the easterly margin of Laurel Ridge Drive; thence with the same northerly 141.7 feet to the beginning.

Being the same property conveyed to James Glenn Eaden by Deed from William L. Waggoner, of record in Book 4925, page 120, Register's Office for Davidson County, Tennessee.

This improved property is known as 1829 Laurel Ridge Drive, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantors convey in their fiduciary capacity only and not individually.

WITNESS my hand this 31st day of December, 2019.

ESTATE OF JAMES GLENN EADEN

By: Ann A. Eaden
ANN A. EADEN, Personal Representative

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, a Notary Public of State and County aforesaid, personally appeared ANN A. EADEN, Personal Representative of the Estate of James Glenn Eaden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 31st day of December, 2019.

Debrah A. Boyd
Notary Public

My Commission Expires:

June 14, 2020

DEBRAH A. BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JUNE 14, 2020

ESTATE OF JAMES GLENN EADEN

By: D K. Morgan
DAVID MORGAN, Personal Representative

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Before me, a Notary Public of State and County aforesaid, personally appeared DAVID MORGAN, Personal Representative of the Estate of James Glenn Eaden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 31st day of December, 2019.

Debrah A. Boyd
Notary Public

My Commission Expires:
June 14, 2020

DEBRAH A. BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JUNE 14, 2020

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).