Karen Johnson Davidson County
Batch# 338502 DEEDQC
01/03/2020 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200103-0000925

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
J D Eatherly, Trustee
Eatherly Liv Trust dtd 7/13/18
1720 West End Ave, #600
Nashville, TN 37203

Send Tax Bills To:
Same

Map and Parcel No.
104-08-OC-001.00CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **J D Eatherly**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **J D Eatherly, Trustee,** of the **Eatherly Liv Trust dtd 7/13/18** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, and described more fully as follows:

BEING Unit No. 1 of PEABODY SQUARE CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 6404 at Page 545, the Plat of which is of record in Plat Book 6250 at Page 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Henley by deed from Joseph Chichelo and wife, Ronica C. Chichelo, of record in Book 8796, Page 529, Register's Office for Davidson County, Tennessee. The said Larry J. Henley died on December 29, 2014 leaving a Will filed for Probate in Docket No. 15P135, Probate Court of Davidson County, Tennessee, said Will providing Executor, Charles D. Andrews with power of sale of real estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed QY an accurate and complete land survey of the land and not shown by the Public Records.

Being the same property conveyed to J D Eatherly, from The Estate of Larry J Henley, by deed dated March 16, 2016 and recorded in the Register's Office of Davidson County, Tennessee, Instrument Number 20160323-0027473.

This is property is known as ***1601 Horton Ave, Nashville, TN 37212***

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of September, 2019.

J.D. Eatherly, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **J.D. Eatherly**, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2019.

Notary Public

My Commission Expires: 9/20/20

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

J.D. Eatherly, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 21st day of September, 2019.

Notary Public

My Commission Expires: 9/20/20

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Robert J. Hazard, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Robert J. Hazard, 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: 10-17-2023

Notary's Seal

