Karen Johnson Davidson County
Batch# 338506 DEEDQC
01/03/2020 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200103-0000931

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:	Send Tax Bills To:	Map and Parcel No.
J D Eatherly, Trustee Eatherly Liv Trust dtd 7/13/18 1720 West End Ave, #600 Nashville, TN 37203	Same	92-12-481

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, described more fully as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to J D Eatherly from First American Trust Company, N.A. successor to First American National Bank of Nashville, Executor and Trustee under the Last Will and Testament of Deane M Schwab, Deceased, with authority recorded in Will Book 40, page 579, in the Chancery Court Clerk's Office for Williamson County, Tennessee and Book 8131, page 443, in the Register's office for Davidson County, Tennessee, by deed dated June 14, 1990 and recorded in Book 8131, pages 461-464 in the Register's office of Davidson County, Tennessee.

Being the same property subject to the Deed of Correction recorded on June 26, 1990 in the Davidson County Register of Deeds office in Davidson County, Tennessee in Book 8141, pages 757-758. The correction was only to properly spell the name of the Grantee, J D Eatherly.

This is improved property known as ***1712 West End Ave, Nashville, Tennessee.***

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.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of September, 2018.

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, 2018.

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, 2018.

Notary Public

My Commission Expires: 9/20/20

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tennessee Speed Sport, as of record in Book 5190, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a P.K. nail in the northerly margin of West End Avenue, said point being the S.E. corner of the 1720 West End Limited property of record in Book 6352, page 226, Register's Office for Davidson County, Tennessee; thence with the easterly boundary line of the said 1720 West End Limited, North 31 deg. 12' 15" West 160.88 feet to an iron pin in the southerly margin of a 20 foot alley; thence with the margin of said alley, North 58 deg. 45' East 117.00 feet to an iron pin being the N.W. corner of lot No. 1 of Boyd Home Tract Resubdivision of a part of Lot 135 of record in Book 4460, page 122, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of said subdivision South 31 deg. 12' 15" East 160.88 feet to a point in the northerly margin of West End Avenue; thence with same South 58 deg. 45' West 117.00 feet to the point of beginning.

Being the same property conveyed to Deane M. Shwab by deed from P. M. French and J. W. Fite of record in Book 1452, page 533, Register's Office for Davidson County, Tennessee, and by deed from Roesch-Patton Company, Inc., a Tennessee corporation, of record in Book 3987, page 957, said Register's Office and being property devised to First American National Bank of Nashville, Executor and Trustee under the Will of Deane Mason Shwab, deceased of record in Will Book 40, page 579, Chancery Court Clerk's Office for Williamson County, Tennessee and Book 813, page 443, Register's Office for Davidson County, Tennessee. Fiduciary Accounts transferred from First American National Bank of Nashville to First American Trust Company, N.A. by agreement of record in Book 6755, page 585, R.O.D.C.

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

