ADDRESS NEW OWNER:
Jearld Eakes, Terry Eakes, and Michael Mulloy
2654 Woodberry Dr.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 630941 DEEDQC
05/07/2021 09:06:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210507-0061430

SEND TAX BILLS:
Same as above.

MAP-PARCEL:
Map: 96-05-0
Group:
Parcel: 79.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Jearld A. Eakes and wife, Terry Eakes,** hereinafter called the Grantor(s) their heirs and assigns, by these presents do hereby transfer and convey unto **Jearld A. Eakes, Terry Eakes, and Michael Lee Mulloy,** as tenants in common with right of survivorship, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows: To-Wit:

Land in Davidson County, Tennessee being Lot no. 130 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 130 fronts 77 feet on the northerly side of Woodberry Drive and runs back 408.3 feet on the east line and 399.9 feet on the west line to a 2-foot reserved strip shown on said plan, measuring 77.6 feet thereon.

Being the same property conveyed to Gilbert A. Russell and wife, Mildred D. Russell by deed from A.H. Johnson Construction Company dated March 10, 1955, and filed for record in Book 2392, page 95, Register's Office for Wilson County, Tennessee. The Said Gilbert A. Russell predeceased Mildred D. Russell who died testate on May 25, 2000 and her Will has been probate in the Davidson County Probate Court under Docket Number 04P-1992.

Being the same property conveyed to Jearld A. Eakes and wife, Terry Eakes by Warranty Deed and filed for record in Davidson County Register's Office, Instrument Number 20070928-0115737 on September 28, 2007

This is improved property known as 2654 Woodberry Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Subject to restrictive covenants contained in an instrument of record in Book 2297, page 194, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to an easement for sanitary sewars, storm drainage, water mains and appurtenances, in favor of Metropolitan Government of Nashville, and Davidson County, set forth in an instrument of record in Book 6186, page 331, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat book 2133, page 117, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health de4partment rules and regulations. Reference is here made to said Plat and a more complete depiction of the terms and details thereupon.

This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Jearld A. Eakes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jearld A. Eakes**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 3rd day of May, 2021.

RUTH A. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2024

Notary Public

My Commission Expires: _____

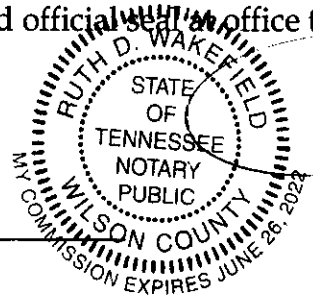
Terry Eakes

Terry Eakes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry Eakes**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 3rd day of May, 2021.



Ruth D. Wakefield

Notary Public

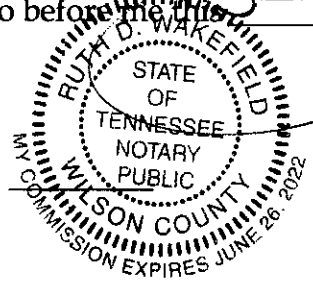
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2021.



Ruth D. Wakefield

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2021.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2021.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

Notary Public

My Commission Expires: _____

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889