Karen Johnson Davidson County
Batch# 654621 DEEDQC
06/11/2021 08:43:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210611-0078744

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

**The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.**

**FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.**

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Billy J. Eaves | Billy J. Eaves | 034 01 0 044.00 |
| 10200 Coronado Ave NE | 10200 Coronado Ave NE | |
| Albuquerque, NM 87122 | Albuquerque, NM 87122 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Billy J. Eaves and Gerlie V. Rickard**, hereinafter referred to as the "GRANTOR" and **Billy J. Eaves, Trustee of the The Eaves Revokable Living Trust**, hereinafter referred to as the "GRANTEE":

## WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, , **Billy J. Eaves and Gerlie V. Rickard**, has this day quitclaimed unto, **Billy J. Eaves, Trustee of The Eaves Revokable Living Trust,** any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Being Lot No. 56 on the Plan of Echo Meadows, as of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy J. Eaves and Gerlie V. Rickard, by deed from Everett M. Cowley, dated 02/13/2001 filed and recorded 09/17/2001 of record as Instrument No. 20010917-0100615, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 21st day of May, 2021.

**Gerlie V. Rickard**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Gerlie V. Rickard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of May, 2021.

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Notary Public

Commission Expiration 9/20/2021

**Billy J. Eaves**

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Billy J. Eaves** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BERNALILLO County, NEW MEXICO this 25TH day of MAY, 2021.

OFFICIAL SEAL
BRUCE ALAN UNDERWOOD
NOTARY PUBLIC State of New Mexico
My Commission Expires 08/30/2023

Notary Public

Commission Expiration 08/30/2023

State of NEW MEXICO
County of BERNALILLO

The Actual Consideration of this transfer is $ 255,000.00 0.00 B/E

Affiant

Subscribed and sworn before me this 25TH day of MAY, 2021.

My commission expires: 08/30/2023

OFFICIAL SEAL
BRUCE ALAN UNDERWOOD
NOTARY PUBLIC State of New Mexico
My Commission Expires 08/30/2023

Notary public