Karen Johnson Davidson County
Batch# 774826 DEEDQC
12/16/2021 10:34:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211216-0166294

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bill To: | Map-Parcel Numbers: |
|---|---|---|
| Justin Allen Ebach, Trustee<br>Janine Dee Ebach, Trustee<br>772 Beamon Drive<br>Franklin, TN 37064 | Justin Allen Ebach, Trustee<br>772 Beamon Drive<br>Franklin, TN 37064 | 147-01-0-171.00 |

***This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.***

**FOR AND IN CONSIDERATION** of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Janine Ebach** and **Justin Ebach**, as Grantors, by these presents do hereby quitclaim and convey unto **Justin Allen Ebach**, and **Janine Dee Ebach, as Trustees of The Ebach Family Trust, U/A Dtd. December 15, 2021**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

This is improved property, known as 4725 W. Longdale Drive, Nashville, TN 37211.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

**IN WITNESS WHEREOF** I have hereunto set my hand and seal on this 15 day of December, 2021.

**Justin Allen Ebach**

**Janine Dee Ebach**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Jessica L Bailey, a Notary Public in and for said County, **Justin Allen Ebach** and **Janine Dee Ebach**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of December, 2021.

Notary Public

My Commission Expires: 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

**AFFIANT**

Subscribed and sworn to before me, this 15 day of December, 2021.

Notary Public

My Commission Expires: 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

1177600.011.sm.Deed – W Longdale Dr

# EXHIBIT A

All of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

> Land situated in Davidson County, Tennessee, and being Lot No. 220, Resubdivision of Lots 208 and 220, Section I, Caldwell Hall, as of record in Book 3106, Page 27, Register's Office for said County.
>
> Said Lot No. 220 fronts 105 feet on the South side of West Longdale Drive, and runs back 127.53 feet on the East line of 171.4 feet on the West line to a dead line which is a broken line on which it measures 63 feet thereon.
>
> Being the same property conveyed to Janine Ebach and Justin Ebach, wife and husband, by Quitclaim Deed from Justin Allen Ebach and Janine Dee Appleton, husband and wife, dated the 21st day of May, 2020, and of record as Instrument No. 201902190014514, Register's Office for Davidson County, Tennessee.