Karen Johnson Davidson County
Batch# 854288 DEEDQC
05/12/2022 12:15:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220512-0054825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reuel B. Easterling, III & Elisa Ann Easterling, Trustees of the Easterling Family Revocable Living Trust	**CMG Mortgage, Inc.**	**126 16 0 A 221 00CO**
(NAME) **7101 Riverfront Drive**	(NAME) **3160 Crow Canyon Road, Suite 400**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **REUEL EASTERLING, III and ELISA EASTERLING, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **REUEL B. EASTERLING, III and ELISA ANN EASTERLING, TRUSTEES OF THE EASTERLING FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF REUEL B. EASTERLING, III and ELISA ANN EASTERLING, dated April 26, 2022**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Riverwalk Phase 2A, Section 1, as of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Reuel Easterling, III and Elisa Easterling, husband and wife, by deed dated April 19, 2017, and filed on April 25, 2017, from Christian Cullen and wife, Emily Cullen, of record in Instrument No. 20170425-0040668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 751, page 375, and in Book 787, page 7 and Book 513, page 396, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010919-0101279 and in Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

REUEL EASTERLING, III and REUEL B. EASTERLING, III are one in the same person for the purposes of this conveyance.

ELISA EASTERLING and ELISA ANN EASTERLING are one in the same person for the purposes of this conveyance.

Unimproved ( )
This is improved (X) property, known as **7101 Riverfront Drive, Nashville, TN 37221**

Witness our hands, this the 26th day of April, 2022.

Reuel B Easterling III

REUEL B. EASTERLING, III

Elisa Ann Easterling

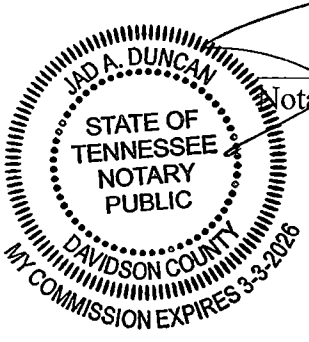
ELISA ANN EASTERLING

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 **REUEL B. EASTERLING, III AND ELISA ANN EASTERLING** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named individuals and that they executed the within instrument for the purposes therein contained, by signing their name in such capacity.

Witness my hand and official seal, this 26th day of April, **2022.**

My Commission Expires: 3/3/2026



Notary Public