Karen Johnson Davidson County
Batch# 975572 DEEDQC
03/01/2023 12:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230301-0014610

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Sandra Eatherly Cantrell, Trustee of the J.D. Eatherly Family Trust dated 1/22/2022 1720 West End Avenue Nashville, TN 37203	Same	104-07-0-517.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SANDRA EATHERLY CANTRELL, TRUSTEE OF THE EATHERLY LIVING TRUST U/A/D JULY 13, 2018 ("Grantor"), by these presents, transfers and conveys unto SANDRA EATHERLY CANTRELL, TRUSTEE OF THE J.D. EATHERLY FAMILY TRUST DATED JANUARY 22, 2022 ("Grantee"), its successors and assigns, all of its interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is improved property known as 2141 Belcourt Avenue, Nashville, Tennessee 37212. Grantor's interests in and to the Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers its interests in and to the Subject Property to Grantee on an "as-is, where-is" basis.

<Signatures and notary acknowledgments appear on the following page.>

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of February 28, 2023.

GRANTOR:

Sandra Eatherly Cantrell, Trustee for The
Eatherly Living Trust u/a/d July 13, 2018

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Josh Hankins, the Undersigned Notary Public of said County and State, personally appeared Sandra Eatherly Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of THE EATHERLY LIVING TRUST U/A/D JULY 13, 2018, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24 day of February, 2023.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF Davidson)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vii), no transfer tax is due for the recording of this instrument.

AFFIANT

Sworn to and subscribed before me, this 24 day of February, 2023.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the west 90 feet of Lot No. 7 and the east 40 feet six (6) inches of Lot 8 on the Plan of E. C. Scruggs Lots, as of record in Book 57, Page 114, Register's Office for said County.

SAID parts of said lots adjoin and front 130 feet 6 inches on the south side of Belcourt Avenue and run back between parallel lines, 138 feet to an alley.

BEING the same property conveyed to Quenton Pulliam and J. D. Eatherly, Co-Trustees, by deed from St. Thomas Hospital, a Tennessee Corporation, of record in Book 4517, page 729, dated June 22, 1971, said Register's Office.

BEING further conveyed to Pulliam and Eatherly Partners, a Tennessee general partnership composed of J. D. Eatherly Trust under the will of Quenton Pulliam Sr. of which Helen Ann L. Pulliam, Quenton Pulliam, Jr. and Marshall Scott Pulliam are trustees, and Irrevocable Trust for Quenton Pulliam, Jr. and Marshall Scott Pulliam of which Quenton Pulliam, Jr. and Marshall Scott Pulliam are Trustees, by quitclaim deed from J. D. Eatherly and Quenton Pulliam, Jr. as Trustees, pursuant to an Acknowledgment of Termination of Trust (of record in Book 8203, page 491), of record in Book 8203, page 496, dated September 17, 1990, said Register's Office.

BEING further conveyed to J.D. Eatherly, as to a fifty (50%) percent undivided interest, Quenton Scott Pulliam and Justin Samuel Pulliam, Co Trustees of the Residuary Trust u/w/o Quenton Pulliam, as to a twenty-seven and one-half (27.50%) percent undivided interest and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr. as to a twenty-two and one-half (22.50%) percent undivided interest, as tenants in common, by quitclaim deed from Pulliam and Eatherly Partners, a Tennessee general partnership composed of J.D. Eatherly, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam, Sr. and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr., General Partners, by quitclaim deed of record in Instrument No. 20160222-0016597, dated February 16, 2016, said Register's Office.

BEING further conveyed to Steve Eatherly, Trustee for the J.D. Rivergate Land Trust, a one-half (1/2) undivided interest, by Special Warranty deed from Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam Jr., of record in Instrument No. 20160222-0016598, dated February 16, 2016, said Register's Office. Steve Eatherly having since died on or about September 21, 2020, leaving Sandra Eatherly Cantrell as Successor Trustee.

BEING further conveyed to J.D. Eatherly, Trustee of the Eatherly Living Trust dtd 7/13/18, by quitclaim deed from J.D. Eatherly (all of his interest), of record in Instrument No. 20200507-0047503, dated September 21, 2018, said Register's Office. J.D. Eatherly died on or about January 22, 2022, leaving Sandra Eatherly Cantrell as Trustee.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/24/2023

2/27/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025