Karen Johnson Davidson County
Batch# 999458 DEEDQC
05/04/2023 08 53 01 AM 3 pgs
Fees. $17 00 Taxes $0.00
20230504-0033043

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 WILLIAM C. EATON, AFFIANT Subscribed and sworn to before me, this 2nd day of May 2023. NOTARY PUBLIC My Commission Expires: 01-04-27 JESSICA ANN CLEGG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WILLIAM CODY EATON and HEATHER N. EATON, CO-TRUSTEES 209 Bellevue Road Nashville, TN 37221	New Owner	Map and Parcel No.: 142 15 0 115.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, William C. Eaton and Heather N. Eaton, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto William Cody Eaton and Heather N. Eaton, Co-Trustees of the Eaton Joint Revocable Trust, created August 3, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 209 Bellevue Road, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lot Two, Hulan Heights and Resubdivision of Lot 2 of the Resubdivision of Lot One, Westside Cumberland Presbyterian Subdivision of record in Instrument 20051027-0130029, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William C. Eaton and Heather N. Eaton, husband and wife, as tenants in common with full right of survivorship, from William C. Eaton, a single man, and Heather N. Jacobs, a single woman, tenants in common with full right of survivorship, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20161108-0118375.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2nd day of May 2023.

William C. Eaton, Grantor

Heather N. Eaton

Heather N. Eaton, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **William C. Eaton**, the Grantor, 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 office, this 2nd day of May 2023.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Heather N. Eaton**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of May 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

