Trustee's Quitclaim Deed

The actual consideration or value for this transfer is $ 0.00.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of July, 2023.

NOTARY PUBLIC
My Commission Expires Jan. 6, 2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1029498 DEEDQC
07/21/2023 02:46:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230721-0056498

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
BRUCE C. HENRY 4712 Lori Drive Antioch, TN. 37013	New Owner	095 12 0 / 122.00

In further fulfillment of the terms of the ***The Clarence Douglas Eatherly Special Needs Trust***, created under the ***Last Will and Testament*** of **Edith L. Shutt**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **STEVE HENRY, Trustee** for **The CLARENCE DOUGLAS EATHERLY SPECIAL NEEDS TRUST,** the GRANTOR herein, by these presents on behalf of said Trust, do transfer Quitclaim, and convey unto:

BRUCE C. HENRY the GRANTEE herein, his heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Map of Martinwood Heights, as shown of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which said map reference is hereby made for a more complete description.

BEING all the same property conveyed to The Clarence Douglas Eatherly Special Needs Trust, by deed from the Estate of Edith L. Shutt, of record as **Instrument #20220408-0041435,** Register's Office for Davidson County, Tennessee. The said Clarence Douglas Eatherly having died on January 27, 2023, and pursuant to the terms of the Trust, as directed in Article VI of the Last Will of Edith L. Shutt, Davidson Co Probate Case 21P-1482, the remainder interest in the property passes to Bruce C. Henry, as the surviving legatee. The said Steve Henry, a/k/a Stephen R. Henry Trustee, being granted authority under Item V,(G) to execute any document necessary to grant or convey the property.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2023.

This is improved property known as: 2620 Lakeland Dr., NASHVILLE, TN 37214.

Witness my hand this 21st day of July, 2023.

The Clarence Douglas Eatherly Special Needs Trust

By: STEVE HENRY, Trustee

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, John R. Miles, a Notary Public in and for said County and State, the within named STEVE HENRY, Trustee of the Clarence Douglas Eatherly Special Needs Trust, 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, as such Trustee on behalf of the said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2023.

JOHN R. MILES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Jan. 6, 2025

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