Prepared by: John W. Crow, II, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1058462 DEEDQC
10/06/2023 10 28 55 AM 5 pgs
Fees $27 00 Taxes $0 00
20231006-0078784

KEITH EDDINS ET AL

TO: QUITCLAIM DEED

KATHERINE ANN EDDINS

THIS QUITCLAIM DEED OF REALTY, executed as of the 14th day of June, 2023, by Grantors, KEITH EDDINS, DOROTHY J. SHIPMAN, and WILLIAM ALAN EDDINS to Grantee, KATHERINE ANN EDDINS, a single person,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' one-fourth (1/4th) interest each, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

Tract 1:
Being Lot No. 24, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee, located on northeast corner of the intersection, Sixteenth and Bondurant Streets, containing 0.39 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to W. R. Cartwright and Dorothy W. Cartwright, his wife, as tenants by the entireties, by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, dated April 27, 1950, of record in Deed Book 1906, Page 568, in the Register's Office for Davidson County, Tennessee. W.R. Cartwright predeceased Dorothy W. Cartwright on January 29, 1980, survived her the surviving tenant by entirety.

Dorothy W. Cartwright died on November 1, 1998, and her estate was administered in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee Docket No. 99P505, said realty was devised to, James A. Cartwright and Sandra C. Eddins, sole heirs-at-law.

Further, James A. Cartwright conveyed his one-half undivided interest in the said realty to Sandra C. Eddins by Quitclaim deed, dated September 29, 1999, of record in Book 11681, Page 960, in the Register's Office for Davidson County, Tennessee.

Tract II:
Being Lot No. 25, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee, fronting 185.0 feet on Bondurant Street, containing 0.62 acres, more or less,

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to W. R. Cartwright and Dorothy W. Cartwright, his wife, as tenants by the entireties, by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, dated November 6, 1950, of record in Deed Book 1914, Page 474, in the Register's Office for Davidson County, Tennessee. W.R. Cartwright predeceased Dorothy W. Cartwright on January 29, 1980, survived her the surviving tenant by entirety.

Dorothy W. Cartwright died on November 1, 1998, and her estate was administered in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee Docket No. 99P505, said realty was devised to, James A. Cartwright and Sandra C. Eddins, sole heirs-at-law.

Further, James A. Cartwright conveyed his one-half undivided interest in the said realty to Sandra C. Eddins by Quitclaim deed, dated September 29, 1999, of record in Book 11681, Page 960, in the Register's Office for Davidson County, Tennessee.

Sandra C. Eddins and Sandra Jean Eddins being one and the same person.

Sandra Jean Eddins died intestate March 6, 2023, survived by four adult children, Keith Eddins, Dorothy J. Shipman, William Alan Eddins, and Katherine Ann Eddins, sole heirs-at-law. Reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20230504-0033076, in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY OR THE ACCURACY OF THE INFORMATION RECEIVED.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

WILLIAM ALAN EDDINS Grantor

STATE OF TENNESSEE :
:
COUNTY OF Jefferson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, WILLIAM ALAN EDDINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of June, 2023.

Frank C Hen
Notary Public

My Commission Expires: 09-01-2026

KEITH EDDINS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KEITH EDDINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of June, 2023.

LAURA ELIZABETH MCINNIS TENNESSEE NOTARY PUBLIC My Comm Exp. MAY 3, 2027 COUNTY OF DAVIDSON

Laura McInnis
Notary Public

My Commission Expires: May 3, 2027

Dorothy J. Shipman
DOROTHY J. SHIPMAN Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DOROTHY J. SHIPMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10 day of August, 2023.

Notary Public

My Commission Expires: 5/22/27.

BEN COLLIER TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Property Owners Name
And Mailing Address:

KATHERINE ANN EDDINS
1601 Bondurant Street
Old Hickory, TN 37138

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

1601 Bondurant Street
Old Hickory, TN 37138

Map and Parcel No.

053-03-0-409.00

STATE OF TENNESSEE, COUNTY OF Davidson
The actual consideration given for this conveyance is $-0-

Dorothy J. Shipman
Affiant

Subscribed and sworn to before me this the
3rd day of October, 2023.

Laura Elizabeth McInnis
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 3, 2027

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON