Karen Johnson Davidson County
Batch# 1075552 DEEDQC
11/28/2023 08:39:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231128-0091645

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Marshall C. Eakin

Affiant

Subscribed and sworn to before me, this 20th day of November 2023.

Justin Gilbert

Notary public

My commission Expires: 05/20/2025

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Michelle Beatty-Eakin and Marshall Eakin Living Trust 6916 Gower Road Nashville, TN 37209	Michelle Beatty-Eakin and Marshall Eakin Living Trust 6916 Gower Road Nashville, TN 37209	Map 114 Par 23 8D-40580

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Marshall C. Eakin and wife, Michelle Beatty-Eakin, do hereby quitclaim, transfer and convey unto Marshall C. Eakin and Michelle Lee Beatty-Eakin, as Trustees of the Michelle Beatty-Eakin and Marshall Eakin Living Trust dated November 20, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Marshall C. Eakin and wife, Michelle Beatty-Eakin, from James W. Pirtle and wife, Teresa A. Pirtle, by Warranty Deed dated April 11, 1984, and recorded on April 20, 1984, Document No. I16833, in Book 6274, Pages 798-800, Register's Office for Davidson County, Tennessee.

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

Property Address: 6916 Gower Road, Nashville, Tennessee 37209

Witness my hand this 20th day of November 2023.

Marshall C. Eakin, Grantor

Michelle Beatty-Eakin, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Marshall C. Eakin and Michelle Beatty-Eakin, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 20, 2023.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

Exhibit "A"
Legal Description

LAND in Davidson County, Tennessee, being a part of Tract 6 on the William Gower Lands, as of record in Minute Book "H" Page 487, described as follows:
BEGINNING at a point in the center line of Gower Road, at the northeast corner of an 8 foot strip that was conveyed to Jack D. Myatt and wife, by deed from Merwin L. Frizzell and wife, as of record in Book 3073, Page 587; thence with the center line of said Road, northerly 147 feet to a point opposite a fence; thence leaving said road, along said fence westerly 279-1/2 feet to a point; thence southwesterly 296 feet more or less to the northwest corner of a tract conveyed to Jack D. Myatt and wife by deed from Merwin L. Frizzell and wife, as of record in Book 3073, page 585; thence along Myatt's line, as established by the two deeds above referred to as follows: easterly 213 feet more or less; northerly 8 feet more or less; easterly 226 feet, more or less to the point of beginning.