This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1096685 DEEDQC
02/01/2024 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007071

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Duckling Fund Trust **5891 Eatons Creek Road** **Joelton, Tennessee 37080**	**02900035500**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HOWARD JOHN EATON and SARA EATON,** husband and wife, ("Grantor") do hereby transfer, release, relinquish, quitclaim and convey unto **THE TRUSTEES OF THE DUCKLING FUND TRUST AGREEMENT u/t/a dated September 20, 2023** ("Grantee"), all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A 2.01 ACRE LOT LOCATED AT 5891 EATONS CREEK ROAD, BEING LOT 1 ON THE FINAL PLAT OF MARTHA A. CRECELIUS LOT, ATTACHED AS EXHIBIT A TO GRANTOR'S DEED OF RECORD BEING INSTRUMENT 200001210007341 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON THE FIRST REVISION OF MARTHA A. CRECELIUS LOT" OF RECORD AS INSTRUMENT 200008280084860, AND THE SECOND REVISION MARTHA A. CRECELIUS LOT" OF RECORD AS INSTRUMENT 20010330-0030779, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO HOWARD JOHN EATON AND SARA EATON, HUSBAND AND WIFE, BY DEED OF RECORD FROM THE ESTATE OF CARL EDWIN CRECELIUS, IN INSTRUMENT NO. 20160301-0019404, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 5891 Eatons Creek Road, Joelton, TN 37080.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

In witness whereof, Grantors have caused this instrument to be dated and effective this 1st day of Dec, 2023.

GRANTORS:

HOWARD JOHN EATON

SARA EATON

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HOWARD JOHN EATON and SARA EATON. the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of December, 2023.

Notary Public
My Commission Expires: 5/22/2024

STATE OF TENNESSEE)
COUNTY OF Robertson)

THOMAS W. FOX NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 1st day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 5/22/2024

THOMAS W. FOX NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler do hereby make oath that I am a licensed attorney and/or 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 December 1, 2023 (date of ~~document~~).

Affiant Signature

2-1-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of February, 2024

Notary's Signature

My Commission Expires: 11-2-2026

