THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E). Karen Johnson Batch # 1097723 02/05/2024 10:06:58 AM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20240205-0007797

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Justin Eade 7820 Highway 100 Nashville, TN 37221	New Owner	Map and Parcel No.: 156-00-0-019.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled ***Sabrina Ghanem Eade v. Justin Scott Eade, Docket No. 22D-178*** **Fourth Circuit Court for Davidson County, Tennessee. Sabrina Eade, unmarried** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Justin Eade, unmarried,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, as follows:

Beginning on the Northerly margin of Highway No. 100, 300 feet West of the Southwest corner of the property conveyed to Marvin P. King and wife, by deed from E. U. Buchi and wife of record in Book 2139, page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots Northwardly 200 feet; thence Westwardly 150.45 feet; thence Southwardly 211.2 feet to the Northerly margin of said Highway No. 100; thence with the Northerly margin of same Eastwardly 150 feet to the beginning.

Being the same property conveyed to Sabrina Eade and Justin Eade, as tenants by the entirety as to an undivided 50% interest by Warranty Deed from Wayne Trout and wife, Sherry Trout, dated August 19, 2014 and recorded on September 4, 2014 in Instrument No. 20140904-0081007, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Justin Eade and Sabrina Eade, husband and wife, by quitclaim Deed from Elie Joseph Ghanem, unmarried, as to an undivided 50% interest, of record in Instrument No. 20200723-0080798, in the Register's Office of Davidson County, Tennessee, dated July 16, 2020 and recorded on July 23, 2020.

This is improved property known as: **7820 Highway 100, Nashville, TN 37221.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever 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, Grantor has executed this instrument on this 1st day of February, 2024.

S. J. Eade

Sabrina Eade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sabrina Eade**, 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, at Office, this 1st day of February, 2024.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____