Karen Johnson
Batch # 1168327
08/13/2024 09:17:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240813-0060960

This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From information prov
Preparer makes no war

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
John Earheart, Jr.	Same	Map 98-1-123
5914 S. New Hope Rd.		Parcel
Hermitage, TN 37076		Group

FOR AND IN CONSIDERATION of the sum of $10.00, cash paid in hand, the receipt of which is hereby acknowledged, and other good and valuable consideration; the undersigned, **LISA EARHEART AND MICHELLE EARHEART GARRETT, sisters**, by these presents do hereby quitclaim and convey unto **JOHN EARHEART, JR., their brother,** to him and his successors and assigns, any and all of their right, title and interest in and to the following tract of land:

BEING land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled St. Charles Place, of record in Plat Book 5200, page(s) 692, Register's Office for Davidson County, Tennessee, to which plat and plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Johnnie Dies Earheart, a single person for life with remainder interest to Paul Earheart, by deed of record in Book 8510, page 693, said Register's Office for Davidson County, Tennessee. The said Johnnie Dies Earheart having predeceased Paul Earheart and the said Paul Earheart having since died. The Will of Paul Earheart or record in Docket No. 03P80, Volume 5058/1014766 Davidson County Probate Clerk's Office devised the subject property to Gerald R. Tidwell.

BEING the same property conveyed to John Allen Earheart and wife, Sandra D. Earheart by Warranty Deed from Gerald R. Tidwell by deed of Record signed on March 31st, 2005 and recorded on April 5th, 2005 in Instrument Number 20050405-0036702, in the Register's Office for Davidson County, Tennessee.

BEING the same property solely owned by Sandra D. Earheart upon the death of her husband John Allen Earheart, who predeceased her. Upon the death of Sandra D. Earheart, by Will and intestate succession, the owners became her three (3) children Michelle Earheart Garrett, Lisa Earheart, and John Earheart, Jr., as stated in the Affidavit of Heirship recorded on July 10th, 2024 in Instrument Number 20240710-0051717, in the Register's Office for Davidson County, Tennessee.

This is the same description as used in previous deeds of record.

This is improved property known as 5914 South New Hope Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever and we do

covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of August, 2024.

Michelle Earheart Garrett
MICHELLE EARHEART GARRETT

Lisa Earheart
LISA EARHEART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, T.J. Jones, a Notary Public, in and for said County and State, MICHELLE EARHEART GARRETT AND LISA EARHEART, the within named Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 6th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

T.J. CROSS-JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

JOHN EARHEART, JR.

Sworn to and subscribed before me this 6th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

T.J. CROSS-JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY