This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1176151 DEEDQC
09/03/2024 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067282

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Toni C. Eaton, James Kenneth Eaton, Sr., & James K. Eaton, Jr. 102 Beechlaw Drive Franklin, TN 37064	NEW OWNER	093-10-0-216.00 093-10-0-217.00 093-10-218.00 093-14-0463.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Toni C. Eaton, and husband, James Kenneth Eaton, Sr.** "the Grantors," conveys and quitclaims unto **Toni C. Eaton, and husband, James Kenneth Eaton, Sr., an eighteen percent (18%) share, and James K. Eaton, Jr., a single man, an eighty-two percent (82%) share** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lea Avenue, formerly South Union Street, at the southwest corner of the property conveyed to Patsey Bradely, et al, by Deed from J. M. Overton and wife, of record in Book 315, Page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet more or less, to the northeast corner of the property conveyed to B. D. Shriver by Deed from W. B. Redmond, Executor, of record in Book 1023, Page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot 129 on the Plan of Barrow Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet, 5 inches, more or less, to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on fee Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, R.O.D.C., Tennessee, described as follows:

BEGINNING at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said Lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the northeast corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line easterly 48 ¼ feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

TRACT 3:
Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixty Avenue South and run back between parallel lines 210 feet to an alley.

TRACT 4:
Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the Plan of Barrow Grove. As of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, November 11, 1947, as follows:

BEGINNING at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in the northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

Being the same property conveyed by Warranty Deed to Toni C. Eaton, and husband, James Kenneth Eaton, Sr. from James Kenneth Eaton and wife, Toni Eaton, and Patricia Diane Gough, a married woman, on August 28, 2018, and recorded on September 4, 2018, in Instrument No. 20180904-0087181, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 30 day of August, 2024.

Toni C. Eaton (SEAL)
Toni C. Eaton

James K. Eaton Sr. (SEAL)
James Kenneth Eaton, Sr.

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Toni C. Eaton and James Kenneth Eaton, Sr.**, the within named 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 and official seal this 30 day of August, 2024.

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Olga Lopez
Notary Public
My commission expires: 4/4/2028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Olga Lopez
Notary Public

My commission expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/30/2024.

Affiant Signature – Joshua A. Terry

8/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27