****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1176208 DEEDQC
09/03/2024 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067362

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

ADDRESS OF NEW OWNER:
Spencer Toon and Tiffany Toon
5953 S. New Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 30th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 6/22/26

Map/Parcel:
098 00 0 024.00

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ralph E. Eakes, an unmarried man**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Spencer Toon and Tiffany Toon, husband and wife,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 22 day of August, 2024.

Ralph E. Eakes

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ralph E. Eakes, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of AUGUST, 2024.

My Commission Expires: 02/23/2028

Notary Public

THOMAS BA DINH
Notary ID #128804650
My Commission Expires
February 23, 2028

EXHIBIT "A"

LAND DESCRIPTION

Land in the 4th District of Davidson Co., TN, lying at the S.E. corner of New Hope Rd. and I-40E., and more particularly described as follows:

BEGINNING at a point in the easterly margin of New Hope Rd., said point being the northwesterly corner of the James Wiley land, of record in Bk. 5073, Page 431, RODC; thence North 72° 21' East approx. 710 Ft. to a point, said point being the northeasterly corner of the Wiley land; thence northerly along an old fence approx. 188 Ft. to a point in the southerly margin of an un-named frontage road, said road being a 50 Ft. right of way along the southern margin of I-40 E.; thence westerly along the southerly margin of said un-named frontage road a distance of approx. 500 ft. to a point; thence southwesterly a distance of approx. 200 Ft. to a concrete marker; thence southwesterly 125 ft. (approx.) to another concrete marker in the eastern margin of New Hope Rd.; thence southerly along and with a curve in the easterly margin of New Hope Rd. a distance of approx. 250 Ft. to the point of beginning, containing approx. 4.55 acres, more or less. All distances are approximate, and are subject to an accurate survey of parcel.

Being the same property conveyed to Robert Owen Eakes and Wife, Mattie L. Eakes, by Quitclaim Deed from Houston Hagar, Trustee, of record in Book 6799, Page 388, in the Register's Office of Davidson County, Tennessee, dated March 6, 1986 and recorded on March 7, 1986.

Robert Owen Eakes died on or about November 1987, vesting the property in his wife, Mattie L. Eakes, as the surviving tenant by the entirety. Mattie L. Eakes died on or about September 1992, vesting the property in her heirs at law, Barbara Ellen Eakes and Ralph E. Eakes. Barbara Ellen Eakes died on or about June 18, 2024, vesting her share of the property in her sole heir at law, Ralph E. Eakes. See Affidavits of Heirships recorded in Instrument Number 20240830-0067154, Register's Office of Davidson County, Tennessee, and Instrument Number 20240830-0067155, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as **5953 S. New Hope Road, Hermitage, TN 37076**.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/22/24 (date of document).

Affiant Signature

8/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of August, 2024

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26