**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1196978 DEEDQC
10/23/2024 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241023-0082242

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Charles F. Eberl and Beth R.N. Eberl, Co-Trustees<br>Eberl Family Revocable Living Trust<br>717 Cantrell Avenue<br>Nashville, TN 37215 | New Owner | 11701005300 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles F. Eberl and Beth R.N. Eberl, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Charels F. Eberl and Beth R.N. Eberl, Co-Trustees, Eberl Family Revocable Living Trust Agreement dated October 22, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the Southerly 60 feet of Lot No. 3 and the Northerly 25 feet front and 20 feet rear of Lot No. 4, Block "K", on the Plan of W.M. Cantrells Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 85 feet on the westerly margin of Cantrell Avenue and extends back 221 ¼ feet on the southerly line and 221 ¼ feet on the northerly line to an alley in the rear, measuring 80 feet thereon.

Being the same property conveyed to **Charles F. Eberl and Beth R.N. Eberl, husband and wife**, by Warranty Deed dated January 18, 2013, from **Kirk Finchem, unmarried, and Heidi Eckhert FKA Heidi Finchem, unmarried**, recorded in Instrument No. 20130123-0007522, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **717 Cantrell Ave., Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 22nd day of October 2024.

**Charles F. Eberl**

**Beth R.N. Eberl**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Charles F. Eberl**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Beth R.N. Eberl**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 22nd day of October 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 22, 2024.

Affiant Signature

October 22, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of October 2024.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028