Recordation Requested By/Return to:
FIDELITY NATIONAL TITLE COMPANY
5400 MEADOWS ROAD, SUITE 100
LAKE OSWEGO, OR 97035
File No. 45142502037-10

Karen Johnson Davidson County
Batch# 1249538 DEEDQC
03/24/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250324-0021905

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DYLAN EAGAN AND ASHLYN EAGAN	DYLAN EAGAN AND ASHLYN EAGAN	133 07 0 241.00
3702 GRUBBS ROAD NASHVILLE, TN 37211	3702 GRUBBS ROAD NASHVILLE, TN 37211	

Executed this 18th day of March 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **DYLAN EAGAN, MARRIED, HEREIN JOINED BY SPOUSE, ASHLYN EAGAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **DYLAN EAGAN AND ASHLYN EAGAN, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF PARMA HEIGHTS OF RECORD IN PLAT BOOK 2133, PAGE 23, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same premises conveyed to Dylan Eagan by Deed dated February 21, 2023, and recorded on February 24, 2023, as Instrument No. 202302240013190, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 3702 GRUBBS ROAD, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand this 18th day of March, 20 25.

DYLAN EAGAN

ASHLYN EAGAN

STATE OF Tennessee

COUNTY OF Davidson

Before me, Dionne Carver, Notary Public of the state and county mentioned, personally appeared **DYLAN EAGAN AND ASHLYN EAGAN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Notary Public
Printed Name: Dionne Carver
My Commission Expires: 12/09/2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 18th day of March, 2025.

Notary Public

My commission expires: 12/09/2028

(seal)

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Deb Croucher, 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 March 18, 2025 (date of document).

Affiant Signature

March 20, 2025
Date

State of Oregon

County of Clackamas

Sworn to and subscribed before me this 20th day of March, 2025.

OFFICIAL STAMP
JENNIFER DAWN ASTOR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1041733
MY COMMISSION EXPIRES OCTOBER 17, 2027

Notary's Signature

MY COMMISSION EXPIRES: 10/17/27

NOTARY'S SEAL