Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP25-496869

Karen Johnson Davidson County
Batch# 1264830 DEEDQC
04/24/2025 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250424-0031690

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(**3) (E**)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SUNNY EATON	SUNNY EATON	071 16 0C 004.00
1227 NORTH 5TH STREET NASHVILLE, TN 37207	1227 NORTH 5TH STREET NASHVILLE, TN 37207	

Executed this 21 day of Apr. 20 25

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00). IN HAND PAID TO **KARIN BALSLEY AND SUNNY EATON, WHO TOOK TITLE AS A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SUNNY EATON, UNMARRIED,** 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:

Land in Davidson County, Tennessee being Unit 4, Mile End Crossing, a Horizontal Property Regime With Private Elements, as Established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20160803-0080490, as amended at Instrument No. 20171129-0121934, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same premises conveyed to Karin Balsley and Sunny Eaton, a married couple, with rights of survivorship, by Deed dated 09/30/2022and recorded on 10/10/2022, as Instrument No., 20221010-0 11027 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as; 1227 NORTH 5TH STREET, NASHVILLE, TN 37207
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.

Divorce Decree was filed on 12/11/2024 as Case No. 2024-DV-76 in the Wilson County, Tennessee.

Witness my hand this 21 day of Apr., 2025.

KARIN BALSLEY

STATE OF Tennessee

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **KARIN BALSLEY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: My Commission Expires January 28, 2026

Witness my hand this _____ day of _____, 20 ____.

SUNNY EATON

STATE OF _____

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **SUNNY EATON** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: _____
My Commission Expires: _____

Witness my hand this _____ day of _____, 20 _____.

_____
KARIN BALSLEY

STATE OF _____

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **KARIN BALSLEY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

Witness my hand this 21 day of April, 2025.

Sunny Eaton
_____
SUNNY EATON

STATE OF Tn

COUNTY OF Davidson

Before me, Tonya Greer of the state and county mentioned, personally appeared **SUNNY EATON** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tonya Greer
_____
Notary Public
Printed Name: Tonya Greer
My Commission Expires: 5/18/25

OATH OF VALUE CONSIDERATION

STATE OF TN
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 21 day of April, 20 25

Notary Public
My commission expires: 5/18/25

(seal) SONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Tara Roche, 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 4/21/2025.

Tara Roche
Affiant Signature

4/24/25
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 24th day of April, 20 25.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)