THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES
NO TITLE SEARCH PERFORMED OR TAX ADVICE PROVIDED

Address of New Owner:

4305 Baton Rouge Drive Trust
Wendy Lenore Eakes, Trustee
745 SW Cook Road
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as above

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Improved: X
Unimproved:

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in had paid to the undersigned, **Dora P. Thomas and Wendy Lenore Eakes, Co-Trustees of the Dora P. Thomas Revocable Trust**, and for other good and valuable considerations, the receipt of which is hereby acknowledged, **Dora P. Thomas and Wendy Lenore Eakes, Co-Trustees of the Dora P. Thomas Revocable Trust**, do hereby quitclaim and convey unto **Wendy Lenore Eakes, Trustee of the 4305 Baton Rouge Drive Trust**, all of their right, title, and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot 90-B, Rachel's Square Section Two, Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, as shown on Plat of record in Plat Book 5200, Pages 623, 624 and 625, amended in Plat Book 6050, Page 127 and Plat Book 6250, Page 542, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dora P. Thomas and Wendy Lenore Eakes, Co-Trustees of the Dora P. Thomas Revocable Trust, by deed of record in Instrument No. 20240710-0051531, Register's Office for Davidson County, Tennessee.

Being improved property known as 4305 Baton Rouge Drive, Hermitage, TN 37076

Map/Parcel: 07511026400

Karen Johnson Davidson County
Batch # 1265169 DEEDQC
04/28/2025 08 44 42 AM 2 pgs
Fees. $12 00 Taxes $0 00

20250428-0032175

WITNESS OUR HANDS, this 22nd day of April, 2025.

Dora P. Thomas, Co-Trustee
The Dora P. Thomas Revocable Trust

Wendy Lenore Eakes, Co-Trustee
Wendy Lenore Eakes, Co-Trustee
The Dora P. Thomas Revocable Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Dora P. Thomas and Wendy Lenore Eakes, Co-Trustees of the Dora P. Thomas Revocable Trust**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 22nd day of April, 2025.

Cassie A Karsten
Notary Public

My Commission Expires: 5-22-27

CASSIE A KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 22nd day of April, 2025.

Cassie A Karsten
Notary Public

My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027