Recordation Requested By/Return to:
STATES TITLE FTS AGENCY
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. AHM-377335

Karen Johnson Davidson County
Batch# 1265775 DEEDQC
04/29/2025 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0033062

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MOLLY J EADES AND WILLIAM A EADES	MOLLY J EADES AND WILLIAM A EADES	126-15-0B-002-00
7009 LEXINGTON POINT DRIVE NASHVILLE, TN 37221	7009 LEXINGTON POINT DRIVE NASHVILLE, TN 37221	

Executed this 23 day of APRIL 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MOLLY J. EADES, FORMERLY KNOWN AS MOLLY J. NAPIER, WHO TOOK TITLE AS UNMARRIED AND WILLIAM A. EADES, WHO TOOK TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MOLLY J. EADES AND WILLIAM A EADES, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, 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 Lot No. 2 on the Plan of Section One Lexington Point Subdivision of record in Plat at Instrument No. 20000830-0085624, 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 Molly J Napier and William A Eades from Heather Wolfe Austin by Deed dated 06/28/2024 and recorded on July 3, 2024, as Instrument No., 2024.07.03.50473 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 7009 LEXINGTON POINT DRIVE, NASHVILLE, TN 37221
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 23 day of APRIL, 2025.

MOLLY J. EADES, F/K/A MOLLY J. NAPIER **WILLIAM A. EADES**

STATE OF TN

COUNTY OF DAVIDSON

Before me, MARK GROLL of the state and county mentioned, personally appeared **MOLLY J. EADES, F/K/A MOLLY J. NAPIER AND WILLIAM A. EADES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: MARK GROLL
My Commission Expires: 3/9/27

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

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

Affiant William Hexanor Mont Eades

Subscribed and sworn to before me this the 23 day of APRIL, 20 25.

Notary Public
My commission expires: 3/9/27

(seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Litisha Evans, 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 04/23/2025 (date of document).

Litisha Evans, Affiant

04/29/2025
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 29th day of April, 2025.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL