Karen Johnson Davidson County
Batch# 1292389 DEEDQC
07/01/2025 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250701-0051854

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sarah Cathryn Bell Earley
AFFIANT

Subscribed and sworn to before me on this day, July 1, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Earley Family Trust
1506 Fatherland St
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083 13 0 418.00

QUITCLAIM DEED

Tony Lee Earley and wife, Sarah Bell Earley (collectively, "Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Earley Family Trust**, dated July 1, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 1, 2025**.

Tony Lee Earley

Sarah Bell Earley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tony Lee Earley and Sarah Bell Earley**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 1, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Being Lot No. 118 of Block "N" on the Plan of the subdivision of Mrs. E.M. Lindsley's Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville. Said Lot No. 118 fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Tony Lee Earley and wife, Sarah Bell Earley, from William H. Cates and wife, Reba G. Cates and Anthony W. Cates and wife, Deborah S. Cates, each couple with ½ interest, by deed of record in Book10562, Page 563, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1506 Fatherland St, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 July 1, 2025.

Affiant Signature

7/1/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 1, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028