Karen Johnson Davidson County
Batch# 1295714 DEEDQC
07/10/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250710-0054298

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is $--NONE--. Elizabeth Ashley Earnhardt Affiant Subscribed and sworn to before me, this 9th day of July, 2025. Alice M. Bohannon Notary Public My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Elizabeth Ashley Earnhardt, Trustee 4611 Grinstead Place Nashville, TN 37216	704 Barton Avenue Chattanooga, TN 37405	061-03 43.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Ashley Earnhardt-Aiken**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Elizabeth Ashley Earnhardt, Trustee of the Elizabeth Ashley Earnhardt Living Trust, established by the Revocable Trust Agreement of Elizabeth Ashley Earnhardt dated July 9, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 9th day of July, 2025.

Elizabeth Ashley Earnhardt-Aiken

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ashley Earnhardt-Aiken, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of July, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block Lon the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Elizabeth Ashley Earnhardt-Aiken, an unmarried woman, by deed from Deep River Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20150130-0009019 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 174; and an easement of record in Instrument No. 20140114-0003779, all of record in the Register's Office for Davidson County, Tennessee.

Elizabeth Ashley Earnhardt and Elizabeth Ashley Earnhardt-Aiken and Elizabeth A. Earnhardt-Aiken are one and the same person.

This is improved property known as 4611 Grinstead Place, Nashville, TN 37216.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 July 9, 2025.

07/10/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of July, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

