BOX 10-B

Karen Johnson
Batch # 1303635
07/30/2025 01 37 21 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250730-0060265

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July 2025.

Notary Public

MY COMMISSION EXPIRES MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS QUITCLAIM DEED WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BRIAN E. EATON & KIMBERLY EATON	**SAME**	**146-04-0-087.00**
(NAME) **2559 EDINBURGH STREET**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRIAN E. EATON, A/K/A BRIAN EDWIN EATON, ADMINISTRATOR OF THE ESTATE OF THOMAS E. EATON, AND INDIVIDUALLY AS THE SOLE HEIR AT LAW OF THOMS E. EATON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **BRIAN E. EATON AND WIFE, KIMBERLY EATON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 28 on the Plan of Elysian Meadows Addition, Section 2, of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No 28 fronts 70 feet on the northerly side of Briarwood Drive and extends back 224 4 feet on the easterly line and 275 feet on the westerly line to a dead line measuring 117 5 feet thereon

Being the same property conveyed to Thomas E Eaton and wife, Anne S Eaton, from Grover C Loughmiller and wife, Carol Loughmiller, by Warranty Deed dated October 12, 1972 of record in Book 4647, Page 303, said Register's Office Anne S. Eaton died on or about December 10, 1991, leaving Thomas E. Eaton as the surviving tenant by the entirety Thomas E Eaton died on or about January 22, 2025 intestate, leaving as his sole heir at law, Brian E Eaton. See Administration of Estate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No 25P543.

See Affidavits of Heirship of record in Instrument No. 20250717-0056554 and Instrument No 20250717-0056555, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved(**X**) property known as **4814 BRIARWOOD DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever 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 29 day of July, 2025.

BRIAN E. EATON, ADMINISTRATOR OF THE ESTATE OF THOMAS E. EATON

BRIAN E. EATON, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Brian E. Eaton, Individually and as Administrator of the Estate of Thomas E. Eaton,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 29th day of July, 2025.

My Commission Expires: **MARCH 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public