Karen Johnson
Batch # 1306407
08/06/2025 12 39.17 PM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250806-0062445

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Steven Eatherly Legacy Trust
4251 Crowder Road
Franklin, TN 37064
Attn: Darcy Eatherly

SEND TAX BILL TO:
Automotive Properties, LLC
1004 Cross Bow Court
Hendersonville, TN 37075

MAP-PARCEL
026 13 0 027.00

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AUTOMOTIVE PROPERTIES, L.L.C.**, a Tennessee limited liability company, and **Darcy Eatherly as Trustee of the STEVEN EATHERLY LEGACY TRUST** (collectively, the "Grantor"), does hereby bargain, convey, quitclaim and distribute unto **AUTOMOTIVE PROPERTIES, L.L.C.**, a Tennessee limited liability company, and **Darcy Eatherly as Trustee of the STEVEN EATHERLY LEGACY TRUST** (collectively, the "Grantee"), its successors and assigns, each an undivided one-half of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property"). For purposes of clarity, Grantor and Grantee will hold their interest as tenants in common as set forth on Exhibit B, attached hereto and incorporated herein.

The improved property is known as 717 RIVERGATE PARKWAY, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

**IN WITNESS WHEREOF**, the Grantor has caused this Quitclaim Deed to be executed as of the 28 day of July, 2025.

**AUTOMOTIVE PROPERTIES, L.L.C.**

By: _____
Donnie Eatherly, Authorized Party

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donnie Eatherly, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to be the person whose name is subscribed herein, and who, upon oath, acknowledged himself to be the Authorized Party of Automotive Properties, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Authorized Party, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Party, and that the foregoing instrument is the voluntary act and deed of the limited liability company.

Witness my hand and seal, at office in ~~Nashville, Tennessee~~, this the 28 day of July, 2025.

_____
NOTARY PUBLIC

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: APR 2 2 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me
this 5 day of ~~July~~ Aug., 2025.

_____
Notary Public

AARIKA NIETO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

My Commission Expires: _____

**IN WITNESS WHEREOF**, the undersigned has executed this Special Warranty Deed effective as of the 30th day of July, 2025.

**GRANTOR:**

**STEVEN EATHERLY LEGACY TRUST**

By: Darcy Eatherly TTEE
Darcy Eatherly, Trustee

STATE OF TENNESSEE
COUNTY OF Perry )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Darcy Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee of the STEVEN EATHERLY LEGACY TRUST, the within named bargainor, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the STEVEN EATHERLY LEGACY TRUST as Trustee.

Witness my hand and seal, at office in Linden, Tennessee, this the 30th day of July, 2025.

CASEY L. LONG
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

NOTARY PUBLIC
My Commission Expires: 08·26·2026

**EXHIBIT A**
**Property Description**

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, CITY OF GOODLETSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE PROPERTY CONVEYED TO AUTOMOTIVE PROPERTIES, L.L.C. BY LIMITED WARRANTY DEED DOCUMENT NO. 202304050024945, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG-NAIL ON THE WESTERLY MARGIN OF RIVERGATE PARKWAY ON THE SOUTHEAST CORNER OF THE LANDS OF FITZPATRICK ROGER C., RECORD IN DEED 201107110053045;

THENCE ALONG THE SAID WESTERLY MARGIN OF RIVERGATE PARKWAY, S19°15'11"E A DISTANCE OF 88.85 FEET TO A FOUND 1/2" IRON PIPE ON THE NORTHEAST CORNER OF THE LANDS OF ROA719 REVERGATE TN LLC, RECORD IN DEED 201906070064868;

THENCE ALONG THE NORTH LINE OF SAID LANDS OF ROA719 REVERGATE TN LLC, S67°27'08"W A DISTANCE OF 194.03 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT ON THE SOUTHEAST CORNER OF THE LANDS OF REGENERATION NASHVILLE INC, RECORD IN DEED 20230412002673;

THENCE ALONG THE EAST LINE OF SAID LANDS OF REGENERATION NASHVILLE INC, N18°46'04"W A DISTANCE OF 90.20 FEET TO A FOUND 1/2" IRON PIPE ON THE SOUTHWEST CORNER OF THE SAID LANDS OF FITZPATRICK ROGER C.;

THENCE ALONG THE SOUTH LINE OF SAID LANDS FITZPATRICK ROGER C., N67°50'19"E A DISTANCE OF 193.19 FEET BACK TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 17303.22 SQUARE FEET, OR 0.397 ACRES MORE OR LESS.

PER SURVEY BY REID GOODWIN, TN PLS 3518, DATED 06/17/2025

BEING THE SAME PROPERTY CONVEYED TO AUTOMOTIVE PROPERTIES, L.L.C. BY LIMITED WARRANTY DEED FROM THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, OF RECORD IN BOOK 10311, PAGE 813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER PARTIALLY CONVEYED TO THE STEVEN EATHERLY LEGACY TRUST BY QUITCLAIM DEED FROM AUTOMOTIVE PROPERTIES, L.L.C, OR RECORD IN INSTRUMENT NO. 20230405-0024945, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**EXHIBIT B**
**Tenants in Common**

| PROPERTY OWNER | PERCENTAGE INTEREST |
|---|---|
| AUTOMOTIVE PROPERTIES, LLC | 50% |
| DARCY EATHERLY, TRUSTEE OF THE STEVEN EATHERLY LEGACY TRUST | 50% |
| **TOTAL** | 100% |