Karen Johnson
Batch # 1308915
08/12/2025 12:15:06 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250812-0064129

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bill To:**	**Map and Parcel Number:**
Glenn Eason and Janet Eason 110 Chatsworth Drive Nashville, TN 37215	Glenn Eason and Janet Eason 110 Chatsworth Drive Nashville, TN 37215	131010F00600C

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Janet Eason**, as Grantor, **reserving unto herself a life estate**, by these presents does hereby quitclaim and convey unto **James Collie Gardner, III** and **Janet Gardner Master**, Grantees, as tenants in common, but subject to the express reservation of a life estate in Grantor for so long as she may live, reserving the right to occupy, rent or improve the granted premises during her lifetime, all of her right, title and interest in and to a certain tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 110 Chatsworth Drive, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 7th day of August 2025.

Janet Master, as attorney-in-fact for Janet Eason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tina Angela Armbrust, a Notary Public in and for said County, **Janet Master, as attorney-in-fact for Janet Eason**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August 2025.

Tina Angela Armbrust
Notary Public

My Commission Expires: 01-23-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Affiant, Janet Master, as attorney-in-fact for Janet Eason

Subscribed and sworn to before me, this 7th day of August 2025.

Tina Angela Armbrust
Notary Public

My Commission Expires: 01-23-2027

EXHIBIT "A"

Land situated in the City of Nashville in the County of Davidson in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Chatsworth (formerly Buxton Square) of record in Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenn Eason and wife, Janet Eason, by Quitclaim Deed of record dated May 22, 2025, as Instrument Number 20250522-0040286, Register's Office for Davidson County, Tennessee.