Karen Johnson Davidson County
Batch# 1322900 DEEDQC
09/16/2025 02:02:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20250916-0073919

FROM:

JOSHUA P. EAVES, SARAH EAVES, HUSBAND AND WIFE, & LAURA KAY EAVES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

TO:

ALICE M. BOHANNON, TRUSTEE

FROM:

ALICE M. BOHANNON, TRUSTEE

TO:

JOSHUA P. EAVES AND SARAH EAVES, HUSBAND AND WIFE, & LAURA KAY EAVES, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2025.

Notary Public

My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joshua P. Eaves and Sarah Eaves & Laura Kay Eaves, TIC 3306 Overlook Drive Nashville, TN 37212	SAME	028D-B-018.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a joint tenancy with rights of survivorship, and in lieu thereof to create a tenancy in common between us, we, Joshua P. Eaves and Sarah Eaves, husband and wife, and Laura K. Eaves, unmarried, hereby remise, release and quitclaim unto Alice M. Bohannon, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Alice M. Bohannon, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Joshua P. Eaves and Sarah Eaves, husband and wife, a 50% tenant-in-common interest and Laura Kay Eaves, a 50% tenant-in-common (Joshua P. Eaves and Sarah Eaves take title in their 50% interest as tenants-by-the entirety and hold such property as tenants-in-common with Laura Kay Eaves and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 8th day of July, 2025.

Joshua P. Eaves

Sarah Eaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua P. Eaves and Sarah Eaves, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of July, 2025.

My Commission Expires:

Notary Public

Laura K. Eaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura K. Eaves, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of July, 2025.

My Commission Expires:

Notary Public

Alice M. Bohannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of July, 2025.

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 183 and the Southeasterly 50 feet of Lot No. 184 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Beginning at the Northeast corner of Chesterfield Avenue and Overlook, formerly Hillside Drive; running thence with the Easterly margin of Chesterfield A venue, Northwardly 120 feet to the point the Southwest corner of the property conveyed to George W. Fatherree and wife, by deed from Joseph Reynolds and wife, of record in Book 1942, Page 49, Register's Office, Eastwardly with the Southerly margin of said Fatherree Property, 180 feet to a point in the Westerly line of Lot 170 in said Subdivision; thence with said line of Lot 170 Southwardly 120 feet to the Northerly margin of overlook Drive; thence with said Drive Westwardly 180 feet to the point of beginning.

Being the same property conveyed to Joshua P. Eaves and Sarah Eaves, husband and wife and Laura K. Eaves, unmarried, as joint tenants with rights of survivorship by deed from Laura K. Eaves, unmarried, of record as Instrument No. 20150511-0043122, Register's Office for Davidson County, Tennessee.

Joshua Parker Eaves and Joshua P. Eaves are one and the same person.

Sarah Fuqua Eaves and Sarah F. Eaves are one and the same person.

This is improved property known as 3306 Overlook Drive, Nashville, Tennessee 37212.

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 8, 2025.

09/16/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of September, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

