Karen Johnson Davidson County
Batch# 1323411 DEEDQC
09/17/2025 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074264

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **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 8th day of July, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua P. Eaves, Trustee 3306 Overlook Drive Nashville, TN 37212	SAME	028D-B-018.00

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, **Laura Kay Eaves**, hereinafter called 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 consisting of an undivided 50% tenant-in-common interest more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Joshua P. Eaves, Trustee of the 3306 Overlook Drive Trust I dated July 8, 2025**, 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 8th day of July, 2025.

Laura Kay Eaves

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 Laura Kay Eaves, 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 8th day of July, 2025.

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

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 Alice M. Bohannon, Trustee, by deed from and Joshua P. Eaves and Sarah F. Eaves, husband and wife, and Laura Kay Eaves, as joint tenants with rights of survivorship, and further conveyed to Joshua P. Eaves and Sarah F. Eaves, husband and wife, and Laura Kay Eaves, as equal tenants in common, by the same deed from Alice M. Bohannon, Trustee, of record in Instrument No. 20250916-0073919, 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.

09/17/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of September, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

