Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1337178 DEEDQC
10/22/2025 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084148

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Munson Harbor Revocable Living Trust
3507 Central Ave.
Nashville, TN 37205

Send Tax Bills To:
Same

Map and Parcel No.
10405037900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Steven J. Eggart, Jr.**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Munson Harbor Revocable Living Trust, dated October 21, 2025** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in DAVIDSON County, Tennessee, being Lot. No. 96 on the plan of Richland Realty Co's Second Subdivision, Division "B" as of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, to which plan reference is made for a more complete description of the property.

Being the same property conveyed to **Steven J. Eggart, Jr.** by Warranty Deed from **Ramon Jrade and Cathy L. Jrade, husband and wife**, dated June 1, 2023, of record in Instrument Number 20230602-0041753, Register's Office, for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: 3507 Central Avenue, Nashville, TN 37205

(Legal description from prior deed of record.)

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of October 2025.

Steven J. Eggart, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steven J. Eggart, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of October 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Joshua Tillman**, 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 October 21, 2025.

Affiant Signature

October 21, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of October 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7 2026
COUNTY OF WILLIAMSON