Karen Johnson Davidson County
Batch # 1346291
11/14/2025 09:59:26 AM DEEDWARR
Fees: $23.00 Taxes: $1,313.50 4 pgs
20251114-0090827

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/17/28
File No. G25-24097

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry Jason Tucker and Carrie Haapala Tucker, Trustees of Jason and Carrie Tucker Family Trust dated April 14, 2025 (NAME)	New Owner (NAME)	110-00-0-066.02
3615 Earhart Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Deborah Rentfro, Dena Carol Friar Cole, Kile David Fudge, Sr., Thomas Darryl Friar, Terrie Danielle Friar Graves and Lawrence Boyd Fudge, Devisees under the Last Will & Testament of Annie Edna Jones Eakes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Jason Tucker and Carrie Haapala Tucker, Trustees of Jason and Carrie Tucker Family Trust dated April 14, 2025**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract or parcel of land located in the 4TH Civil District of Davidson County, Tennessee and being bounded on the North and East by Spencer, on the South by Jason & Carrie Family Trust and on the West by the easterly Right of Way of Earhart Road and being more particularly described as follows:

Beginning at an iron pin in the easterly Right of Way of Earhart Road, said pin being the northwesterly corner of the Jason & Carrie Family Trust property (DB.4648, PG.376, R.O.D.C.T.) and the southwesterly corner of the property herein described, also being 26 feet from the centerline of said road. Said pin being the POINT OF BEGINNING. Thence, with the Right of Way of the road, North 10 Degrees 58 Minutes 17 Seconds East, a distance of 150.00 feet to an iron pin at a common corner of the Anthony Spencer property (DB.9994, PG.169, R.O.D.C.T.). Said pin being the northwesterly corner of the property herein described, also being 26 feet from the centerline of said road. Thence, leaving the road and with the line of Spencer, South 83 Degrees 16 Minutes 34 Seconds East, a distance of 304.71 feet to an iron pin. Said pin being the northeasterly corner of the property herein described. Thence, South 10

Degrees 44 Minutes 14 Seconds West, a distance of 150.71 feet to an iron pin in the northeasterly corner of the Jason & Carrie Family Trust property. Said pin being the southeasterly corner of the property herein described. Thence, North 83 Degrees 08 Minutes 08 Seconds West, a distance of 305.27 feet to the POINT OF BEGINNING. Said tract containing 1.05 acres or 45,741 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated October 28, 2025. See said survey attached as Exhibit "A".

Being the same property conveyed to Smith H. Eakes and wife, Edna Eakes by Warranty Deed from Salle M. Martin, a widow, dated September 23, 1964 and recorded September 30, 1964 in Book 3817, Page 308, Register's Office for Davidson County, Tennessee together with the same property conveyed to Smith H. Eakes and wife, Edna Eakes by Warranty Deed from Sallie M. Martin, widow, dated December 14, 1968 and recorded July 9, 1969 in Book 4348, Page 321, Register's Office for Davidson County, Tennessee.

The said Smith H. Eakes aka Smith Houston Eakes having since died on November 12, 2016, leaving title vested in Edna Eakes as surviving tenant by the entirety. The said Edna Eakes aka Annie Edna Jones Eakes died testate on June 1, 2025. Annie Edna Jones Eakes was predeceased by her two daughters, Linda Eakes Friar and Vivian Eakes Hull. Linda Eakes Friar died intestate April 30, 1981 leaving Dena Carol Friar Cole, Thomas Darryl Friar, Terri Danielle Friar Graves, and Deborah Friar Renfro as her Sole Heirs at Law. See Affidavit of Heirship of record in Instrument No. 20251114-0090823, said Register's Office. Vivian Eakes Hull having died intestate June 8, 2020 leaving Lawrence Boyd Fudge and Kile David Fudge, Sr., as her Sole Heirs at Law. See Affidavit of Heirship of record in Instrument No. 20251114-0090824, said Register's Office.

Lawrence Boyd Fudge, Dena Carol Friar Cole, Kile David Fudge, Sr., Thomas Darryl Friar, Terrie Danielle Friar Graves, and Deborah Friar Rentfro being the sole Heirs at Law of Annie Edna Jones Eakes and also the Devisees Under her the Last Will and Testament filed as Exhibit "B" to the Affidavit of Heirship as recorded in Instrument No. 20251114-0090823, said Register's Office, join in on this conveyance to convey all interest they have in the subject property.

Dena Carol Friar Cole and Dena Cole being one in the same.

Deborah Friar Rentfro and Deborah Friar being one in the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Deborah Rentfro is signed by his/her duly appointed Attorney-in-fact Dena Cole, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.
20251114-0090826
This is improved property, known as 3605 Earhart Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of October, 2025.

The Estate of Annie Edna Jones Eakes

Deborah Rentfro by Dena Cole

By: Deborah Rentfro, Devisee
By: Dena Cole, her Attorney-In-Fact

By: Dena Carol Friar Cole
Dena Carol Friar Cole, Devisee

By: Kile David Fudge SR
Kile David Fudge, Sr., Devisee

By: Thomas Darryl Friar
Thomas Darryl Friar, Devisee

By:
Terrie Danielle Friar Graves, Devisee

By: Lawrence Boyd Fudge
Lawrence Boyd Fudge, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2025, before me personally appeared Dena Carol Friar Cole, Kile David Fudge, Sr., Thomas Darryl Friar, Terrie Danielle Friar Graves, and Lawrence Boyd Fudge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 31st day of October, 2025.

MICHELLE T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dena Cole Attorney-in-Fact for Deborah Rentfro, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2025.

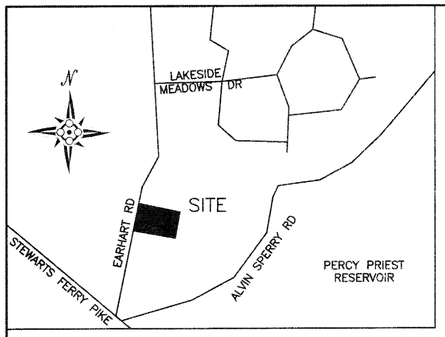
MICHELLE T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Exhibit A'

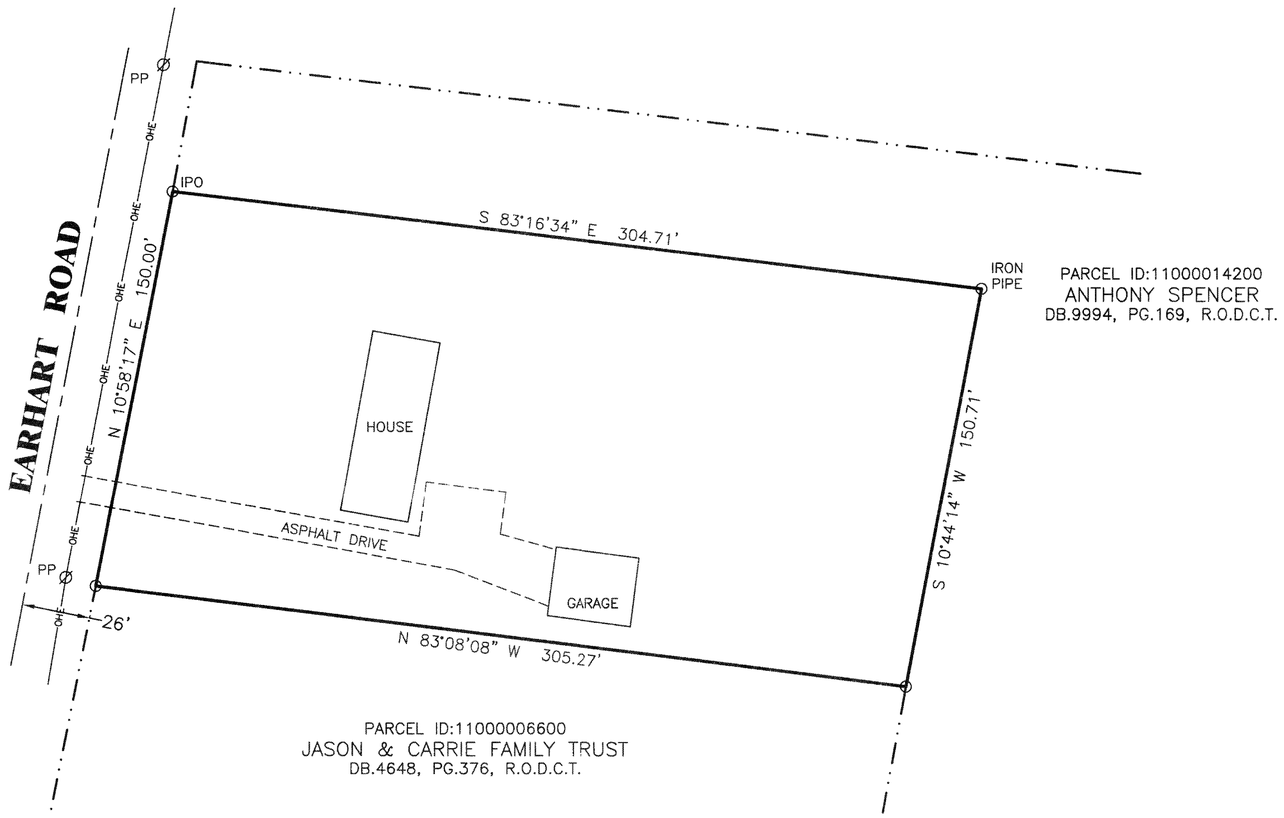


VICINITY MAP : NOT TO SCALE

TOTAL AREA: 1.05 ACRES +/- or 45,741 SQ.FT. +/-

SOURCE OF NORTH
TN STATE PLANE
(NAD 83)

40 0 40
GRAPHIC SCALE: 1" = 40'



PARCEL ID:11000014200
ANTHONY SPENCER
DB.9994, PG.169, R.O.D.C.T.

Certificate of Accuracy

I hereby certify that this is a Category 1 survey shown and described hereon and is a true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Brian Ward Keith, TN RLS# 2459 Date 10/28/25
Office Phone 615.443.7796
1012 Sparta Pike
Lebanon, TN 37087

BRIAN WARD KEITH REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO.2459 10/27/25

NOTES:

1. The survey, shown hereon, represents Parcel 66.02. of Map 110.
2. Bearings for this survey were obtained from TN State Plane Coordinates.
3. Property address is:
   3605 Earhart Rd Mount Juliet TN 37122
4. All corners are ½" rebar with cap set by this surveyor, unless noted otherwise.
5. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
6. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
7. **Federal Flood Note**: This property is not in an area designated as a special flood hazard area as graphically indicated on NFIP Map No. **47037C0290J**, Effective Date **02-25-2022**.
8. This survey was performed without benefit of title search; therefore this property is subject to any findings that a current and accurate title search might reveal.
9. This map may not be altered without consent of this surveyor.

OWNER INFORMATION:

OWNER: SMITH EAKES
ADDRESS: 3605 EARHART RD
MOUNT JULIET TN 37122
MAP 110, PARCEL 66.02
DEED BOOK 3817, PAGE 308
REGISTER'S OFFICE of
DAVIDSON COUNTY TENNESSEE

K&A Land Surveying
1012 Sparta Pike, Lebanon TN, 37087
Office Phone- 615-443-7796

BOUNDARY SURVEY OF THE

SMITH EAKES PROPERTY

MAP 110, PARCEL 66.02
4th CIVIL DISTRICT of DAVIDSON COUNTY, TENNESSEE

DATE: OCTOBER28, 2025 JOB # 25-1024-5638