This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1358726 DEEDQC
12/16/2025 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0100027

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Eaton Tennessee Community Property Trust 2012 25th Ave., South Nashville, TN 37212	Same	Map 104-11 Parcel 342

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **KARIN C. EATON** and **ROBERT R. EATON**, husband and wife, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **KARIN C. EATON** and **ROBERT R. EATON**, as the Co-Trustees of the **EATON TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee being a 10 by 165-foot strip of land running parallel to the rear property line of Lot 98 on the Plat of Bransford Realty Company's Subdivision of Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Karin C. Eaton and Robert R. Eaton by Quitclaim Deed dated July 15, 1994, from Thomas R. Ward, Jr. and wife, Margaret N. Ward of record in Book 9412, Page 270, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

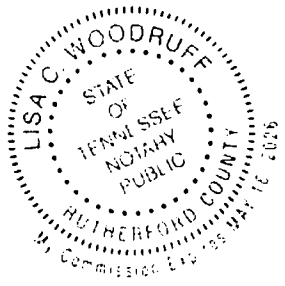
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 15th day of December, 2025.

Affiant

Notary Public

My Commission Expires:



This is improved property known as 2012 25th Ave. South, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of December, 2025.

KARIN C. EATON

ROBERT R. EATON

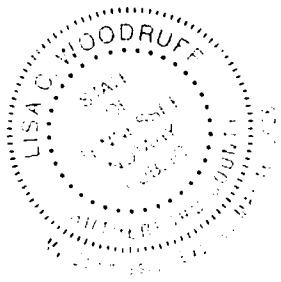
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert R. Eaton** and wife, **Karin C. Eaton**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of December, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 December 15, 2025.

Date: 12/15/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 15, 2025.

Notary Public: Lisa Woodruff My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY