37B

WARRANTY DEED

File #26-195 Karen Johnson Davidson County
Batch # 1420847 DEEDWARR
05/14/2026 02:33:21 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20260514-0043566

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 9/22/2030

(AFFIX SEAL)

LINDSEY Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hamblen and Stephanie Hamblen	Old National Bank	
(NAME) 5132 Overton Road	(NAME) One Main Street	160-03-0-023.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Evansville, TN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Douglas Carl Eaton and/or Elizabeth Lancaster Eaton, Trustees of The Eaton Family Revocable Trust dated August 20, 2021,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hamblen and Stephanie Hamblen, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 808 on the Plan of Brentwood Hall Subdivision, Section VIII ,of record in Plat Book 2330, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Carl Eaton and/or Elizabeth Lancaster Eaton, as Trustees of The Eaton Family Revocable Living Trust dated August 20, 2021 by Quitclaim Deed from Douglas C. Eaton (aka Douglas Carl Eaton) and wife Elizabeth L. Eaton (aka Elizabeth Lancaster Eaton of record in Instrument No. 20210902-0118242 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 5132 Overton Rd, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 12th day of May, 2026.

The Eaton Family Revocable Trust dated August 20, 2021

By: Douglas C. Eaton, Trustee
Douglas Carl Eaton, Trustee

By: Elizabeth L Eaton, Trustee
Elizabeth Lancaster Eaton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Douglas Carl Eaton , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Eaton Family Revocable Trust dated August 20, 2021**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of May, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth Lancaster Eaton , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Eaton Family Revocable Trust dated August 20, 2021**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of May, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027