V6

THIS INSTRUMENT PREPARED BY:

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Carter Shelton Jones, PLLC
2021 Richard Jones, Suite 240
Nashville, Tennessee 37215

Karen Johnson
Batch # 1429229
06/08/2026 09:06:17 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260608-0051179

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 10 day of October, 2025

Notary Public

My Commission Expires: 06/20/2027

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Andrew Miller Akers 248 Harding Place Nashville, TN 37205	-SAME-	117 09.0 132.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that JACK HERNDON, TRUSTEE OF THE ELEANOR AKERS GST-EXEMPT FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF ELEANOR AKERS (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto ANDREW MILLER AKERS, all of the right, title and interest of the Grantor in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand our hands this 10 day of October, 2025.

Jack Herndon, Trustee

BRENDA K FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK HERNDON, Trustee of the Eleanor Akers GST-Exempt Family Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2025.

Brenda K Froman
Notary Public

My Commission Expires: My Commission Expires January 25, 2027

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 2 feet of Lot No. 6 on the plan of the Resubdivision of Lot No. 6, Block 9, Woodmont Estates, of record in Book 4595, page 194, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Valley Brook Road, said point being the common front corner of Lot Nos. 5 and 6 on said plan; thence, with the margin of Valley Brook Road westwardly 2 feet to a point; thence, leaving the margin of the said Valley Brook Road along a line parallel to the easterly line of the said Lot No. 6 S. 15° 52' W. 260.30 feet, more or less, to a point in the rear line of the said Lot No. 6; thence, along the rear line of the said Lot No. 6 eastwardly 2 feet to a point, said point being the southeasterly corner of the said Lot No. 6; thence, with the easterly line of said Lot No. 6 N. 15° 52' E. 260.30 feet to the point of beginning.

Being the same property conveyed to Jack Herndon, Trustee of the Eleanor Akers GST-Exempt Family Trust created under the Last Will and Testament of Eleanor Akers, of record as Instrument Number 20060608-0051178, Register's Office of Davidson County, Tennessee.

This is improved property known as Valley Brook Road, Nashville, TN 37215.