Karen Johnson Davidson County
Batch# 1480609 DEEDQC
10/05/2026 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091448

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
FLOWERS FAMILY HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY 4600 EATONS CREEK RD. NASHVILLE, TN 37218	SAME	058 00 0 233.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this August 20, 2026.

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027

Notary Public
My Commission Expires: 02/28/2027

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JAMES MICHAEL FLOWERS and wife, DEBRA JEAN FLOWERS, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto FLOWERS FAMILY HOLDINGS, LLC, a Tennessee Limited Liability Company, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on August 20, 2026.

BY: _____
JAMES MICHAEL FLOWERS

BY: _____
DEBRA JEAN FLOWERS

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 JAMES MICHAEL FLOWERS and DEBRA JEAN FLOWERS with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, August 20, 2026

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 12, 2029

_____
NOTARY PUBLIC

My Commission Expires: 2/12/2029

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

Beginning at an iron rod on the eastern margin of Eatons Creek Road, said point being the Northwest corner of the Property of Harold C. Glaus, of record in Deed Book 4647, Page 725, Registers Office for Davidson County, Tennessee (hereafter R.O.D.C.TN.), and being the Southwest corner of this tract;

Thence with the Eastern margin of Eatons Creek Road, N. 30 Degrees 51' 24" W 191.57 feet to the point of a curve;

Thence continuing with the Eastern margin of Eatons Creek Rd. and a curve to the right; delta of 13 degrees 03' 26", radius of 691.20 feet, length of 157.52 feet and having a chord bearing of N. 25 degrees, 50' 08" W. 157.18 feet to an iron rod;

Thence leaving said road margin with a new line, N. 63 degrees 16' 54" E. 710.87 feet to an iron rod;

Thence continuing with a new line, S. 24 degrees 48' 37" E. 110.00 feet to an iron rod;

Thence continuing with a new line, S. 39 degrees 00' 16" E. 108.13 feet to an iron rod at the corner of the property of Harold C. Glaus;

Thence with the line of Harold C. Glaus, S. 08 degrees 59' 28" W. 154.95 feet to an iron rod;

Thence continuing with the line of Harold C. Glaus, S. 62 degrees 39' 34" W. 628.41 feet to the point of beginning;

Containing 5.56 acres, more or less, as surveyed July 13, 1998, by L. Steven Bridges, Jr., RLS 1740, of Land Surveying and Consulting, Maple Glen Suite Eleven, 313 East Main Street, Hendersonville, Tennessee 37075.

Being the same property conveyed to JAMES MICHAEL FLOWERS and wife, DEBRA JEAN FLOWERS, by Quitclaim Deed of record from HAROLD C. GLAUS, in Book 11075, Page(s) 971-972, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This is improved property known as 4550 Eatons Creek Rd., Nashville, TN 37218.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 August 20, 2026 (date of document).

Signature

August 20, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of August 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027