Karen Johnson Davidson County
Batch# 1480610 DEEDQC
10/05/2026 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091449

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***
JAMES M. FLOWERS, JR., Trustee FLOWERS IRREVOCABLE TRUST dated August 20, 2026 4600 EATONS CREEK RD. NASHVILLE, TN 37218	SAME	058 00 0 055.00

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, SR. 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 JAMES M. FLOWERS, JR, Trustee of the FLOWERS IRREVOCABLE TRUST, dated August 20, 2026, 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, SR.

BY: _____
DEBRA JEAN FLOWERS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Lindsay Weiss Hinson, the undersigned, a Notary Public in and for said County and State, the within named JAMES MICHAEL, SR. 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, this 20th day of August 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 pin on the east side of Eaton's Creek Road, said point being N 32 deg 04 min 30 sec W 1037.23 feet from a highway right of way monument on the East right of way of Eaton's Creek Road and the North right of way of Briley Parkway; thence leaving road N 57 deg 24 min 43 sec E 628.78 feet to an iron pin the point of beginning of this tract; thence N 03 deg 42 min 29 sec E 154.74 feet to an iron pin; thence N 11 deg 10 min 32 sec E 86.44 feet to an iron pin; thence N 36 deg 50 min 00 sec E 79.76 feet to an iron pin; thence N 46 deg 56 min 56 sec E 141.65 feet to an iron pin; thence N 66 deg 46 min 15 sec E 745.89 feet to an iron pin; thence N 36 deg 07 min 30 sec E 266.73 feet to an iron pin; thence S 40 deg 28 min 27 sec E 85.09 feet to a 30" Cherry; thence S 53 deg 02 min 11 sec E 297.65 feet to a 15" Oak; thence S 63 deg 35 min 44 sec E 101.84 feet to a 15" Hackberry; thence S 77 deg 52 min 09 sec E 90.19 feet to a twin 15" Hackberry; thence S 39 deg 11 min 28 sec W 634.26 feet to an iron pin; thence N 76 deg 20 min 23 sec W 118.80 feet to an iron pin; thence N 13 deg 39 min 44 sec E 75.00 feet to an iron pin; thence N 89 deg 41 min 47 sec W 366.63 feet to an iron pin; thence S 59 deg 56 min 54 sec W 159.54 feet to an iron pin; thence S 48 deg 26 min 03 sec W 247.81 feet to an iron pin; thence S 87 deg 49 min 23 sec W 277.83 feet to an iron pin; thence N 32 deg 35 min 17 sec W 50.00 feet to the point of beginning containing 641,020.18 square feet or 14.72 acres. Being Tract 4 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, Tennessee, RLS# 1684, known as File No. 14-Flowers.

Together with a 15.00 foot permanent, non exclusive easement for ingress and egress on an existing paved, concrete and gravel road running along the South boundary of the property conveyed from Eaton's Creek Road to the cell tower site located on the property conveyed for the benefit of Debra Jean Flowers, her heirs and assigns, as shown on the Brackman Land Surveying survey described above.

Being the same property conveyed to JAMES MICHAEL FLOWERS, SR. and wife, DEBRA JEAN FLOWERS, by Quitclaim Deed of record from DEBRA JEAN FLOWERS, in Instrument No. 20140702-0058034, 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 4504 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