Karen Johnson Davidson County
Batch# 1480622 DEEDQC
10/05/2026 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091464

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

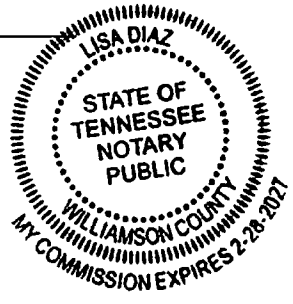
Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JAMES M. FLOWERS, JR., Trustee FLOWERS IRREVOCABLE TRUST dated August 20, 2026 4600 EATONS CREEK RD. NASHVILLE, TN 37218	SAME	058 00 0 234.00

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.



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 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

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 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, this 20th day of August 2026.

_____
NOTARY PUBLIC

My Commission Expires: 2/12/2029

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

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Beginning at an iron rod on the property line of Lula M. Holt, as of record in Deed Book 2649, Page 507, Registers Office for Davidson County (hereafter RODC), Tennessee. Said Point being the northeast corner of the property of James M Flowers as of record in Deed Book 8189, Page 926, RODC, Tennessee. Being located N. 61 Degrees 46' 13" E. 1161.35 feet from the eastern margin of Eatons Creek Road and being the northwest corner of this tract;

Thence with the line of Lula M. Holt N. 62 Degrees 36' 54" E. 695 11 feet to an iron rod at the corner of Gloria Luttrell as of record in Deed Book 4200, Page 983, RODC, Tennessee;

Thence with the line of Gloria Luttrell, South 45 Degrees 37' 36" E. 304.06 feet to an iron rod south of a drain;

Thence leaving line of Gloria Luttrell with a new line, South 41 Degrees 16' 13" W. 266.75 feet to a nail in a (30") Hickory Tree south of a drain;

Thence continuing with a new line, South 71 Degrees 54' 58" W 745.89 Feet to an iron rod at the corner of James M. Flowers;

Thence with the line of James M. Flowers, North 30 Degrees 33' 20" W. 73.19 feet to an iron rod;

Thence continuing with the line of James M. Flowers, North 49 Degrees 02' 40" E. 160.34 feet to an iron rod;

Thence continuing with the line of James M. Flowers, North 12 Degrees 02' 13" W 160 34 feet to the point of beginning;

Containing 6.44 acres, more or less, as surveyed July 13, 1998 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) 969-970, 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 0 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