Karen Johnson Davidson County
Batch# 1480624 DEEDQC
10/05/2026 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091466

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 0 196.00

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

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

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.

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 in the easterly margin of Eatons Creek Road, said pin being in the centerline of Old Eatons Creek Road and at the southwest corner of the property conveyed to Lula Mai Holt by deed of record in Book 2291, page 553, of the Register's Office of Davidson County, Tennessee:
THENCE, with Old Eatons Creek Road, North 56° 30'06" East, 1161.35 feet to an iron pin at a fence corner;
THENCE, with said fence, South 17°20'45" East, 160.16 feet to an iron pin; South 43°46'18" West, 160.71 feet to an iron pin; South 36°39' 22"East, 73.88 feet to an iron pin; South 47° 06'06" West, 142.71 feet to an iron pin; South 37°19'28"West, 79.42 feet to an iron pin; South 11°11'56" West, 86.56 feet to an iron pin; South 3°48'23" West, 154.77 feet to an iron pin;
THENCE, leaving said fence, South 57°23'27" West, 628.41 feet to an iron pin in the easterly margin of Eatons Creek Road;
THENCE, with the easterly margin of Eatons Creek Road, North 36°07'31"West, 191.57 feet to an iron pin;
THENCE, continuing with the easterly margin of said road, along a curve to the right (R=691.20 feet; I=24°59'34") a distance of 301.50 feet to the point of beginning, containing 10.60 acres, more or less.

Being the same property conveyed to JAMES MICHAEL FLOWERS and wife, DEBRA JEAN FLOWERS, by Quitclaim Deed of record from HAROLD CORNELIUS GLAUS and wife, LINDA GAIL GLAUS, in Book 6450, Page(s) 731-732, 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:

The Grantees are further granted a permanent easement for maintenance over and across that portion of land owned by the Grantors measuring 15 feet in width and 628.41 feet in length and lying adjacent to and south of the southerly boundary of the herein described property and extending from Eatons Creek Road to an existing fence in the rear.

This is improved property known as 4600 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