Karen Johnson Davidson County
Batch# 1480635 DEEDQC
10/05/2026 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091485

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<br>FLOWERS IRREVOCABLE TRUST<br>dated August 20, 2026<br>4600 EATONS CREEK RD.<br>NASHVILLE, TN 37218 | SAME | 058 00 0 011.00 |

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, 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 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 at the West right of way of Eatons Creek Road and the South right of way of Sulphur Creek Road; thence with the right of way of Eatons Creek Road along a curve having a central angle of 18 deg 40 min 50 sec, a radius of 741.20 feet, a tangent of 121.91 feet, a length of 241.66 feet and a chord of South 22 deg 10 min 15 sec East 240.59 feet to an iron pin, thence South 31 deg 30 min 40 sec East 540.88 feet to an iron pin in the North margin of Eatons Creek; thence South 31 deg 30 min 40 sec East 50.00 feet to a point in the centerline of Eatons Creek; thence North 71 deg 10 min 13 sec West 105.24 feet with the centerline of Eatons Creek to a point; thence North 22 deg 54 min 03 sec West 287.28 feet with the centerline of Eatons Creek to a point; thence North 31 deg 58 min 17 sec West 222.14 feet with the centerline of Eatons Creek to a point; thence North 44 deg 52 min 39 sec West 189.22 feet with the centerline of Eatons Creek to a point; thence North 04 deg 25 min 46 sec West 58.27 feet with the centerline of Eatons Creek to a point in the South right of way of Sulphur Creek Road; thence with the right of way of Sulphur Creek Road North 87 deg 07 sec 12 min East 40 feet to an iron pin in the East margin of Eatons Creek; thence with the right of way of Sulphur Creek Road North 87 deg 07 min 12 sec East 93.65 feet to the point of beginning, containing .83 acres more or less. Being Tract 3 on the survey dated February 25, 1991 by Jim McAleer Surveyer, Nashville, Tennessee RLS # 1133, known as Project 114-90.

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. 20140702-0058035, 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 4601 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