Karen Johnson Davidson County
Batch# 1481185 DEEDQC
10/07/2026 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261007-0092218

Recordation Requested By/Return to:
JERILYN NANCY SAWYER AND JAMES
4457 EATONS CREEK ROAD
NASHVILLE, TN 37218
File No. PYL-121311-R

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code Exempt Pursuant to T.C.A. Code 67-4-409 (a) (3) (a) (i) By the conveyance from one (1) spouse to the other;

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
JERILYN NANCY SAWYER AND JAMES GARNER	JERILYN NANCY SAWYER AND JAMES GARNER	058 00 0192.00
4457 EATONS CREEK ROAD NASHVILLE, TN 37218	4457 EATONS CREEK ROAD NASHVILLE, TN 37218	

Executed this 2nd day of October 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JERILYN NANCY SAWYER, MARRIED, HEREIN JOINED BY SPOUSE, JAMES GARNER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JERILYN NANCY SAWYER AND JAMES GARNER, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the First Civil District of Davidson County, Tennessee, beginning at a stake in the center of Eatons Creek, said stake being the southwest corner of the Harold Glaus tract, the southeast corner of the Arlene Johnson tract and the northwest corner of the Elsie Carrington tract; thence North 85° West 898.5 feet and crossing the Eatons Creek Road, to a 24" ash tree; thence South 5° West 157.5 feet to a 48" ironwood tree; thence South 87° 30' East 943.5 feet and crossing again to the Eatons Creek Road to a stake in the center of Eatons Creek; thence along the center of Eatons Creek, running generally North 1° East 137.5 feet to the point of beginning, containing 3.1 acres more or less.

Included but expressly excluded from the above legal description is that portion of property conveyed to the State of Tennessee by Warranty Deed dated June 11,1991 and recorded June 13, 1991, of record in Book 8373 Page 820 Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from the above legal description is that portion of property conveyed to E. R. Rutherford by Quitclaim Deed dated October 7, 2002 and recorded October 8, 2002 of record in Instrument Number 20021008-0122741 Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to JERILYN NANCY SAWYER, MARRIED from ROSANA ELIZABETH GAMBINO by Deed dated 11/02/2016, and recorded on 11/03/2016, as Instrument No. 20161103-0116410, in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 4457 EATONS CREEK ROAD, NASHVILLE, TN 37218
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of October, 20 26.

Jerilyn Nancy Sawyer
JERILYN NANCY SAWYER

James Garner
JAMES GARNER

STATE OF Tennessee

COUNTY OF Davidson

Before me, Michelle Matthews Davis of the state and county mentioned, personally appeared **JERILYN NANCY SAWYER AND JAMES GARNER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MICHELLE MATTHEWS-DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Michelle Matthews Davis
Notary Public
Printed Name: Tennessee
My Commission Expires: 05/23/2028

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of October 2026.

Notary Public
My commission expires: 05/23/2028

(seal)

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Cody Sellers, 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 10/02/2026 (date of document).

Cody Sellers

Affiant Signature

10/5/26

Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 5th day of October, 2026.

April Fiordelisi

Notary's Signature

MY COMMISSION EXPIRES: 11-12-2027
NOTARY'S SEAL

