BILL GARRETT, Davidson County
Trans:T20120024914 DEEDQC
Recvd: 04/05/12 11:05 4 pgs
Fees:22.00 Taxes:0.00
20120405-0029132

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Linda Carol Evans
310 Alta Loma Road
Goodlettsville, Tennessee 37072-2602

WHEN RECORDED RETURN TO:
Linda Carol Evans
310 Alta Loma Road
Goodlettsville, Tennessee 37072-2602

QUIT CLAIM DEED

On March 21, 2012 THE GRANTOR(S),

-**Joe Ronald Evans**, a single person,

For and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

-**Linda Carol Evans**, 310 Alta Loma Road, Goodlettsville, Davidson County, Tennessee 37072-2602,

the following described real estate, situated in Goodlettsville, in the County of Davidson, State of Tennessee:

Tract 1
Being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the center of Alta Loma Road, said point being 395 feet west of the west line of the right-of-way of the L & N Railroad; thence in a southerly direction along the westerly line of the property conveyed to Horace L. Garrett and wife by deed from George P. Howell and William H. Howell of record in Book 2600, page 567, said Register's Office, 290 feet to the northeast corner of the property conveyed to Raymond Trammell and wife, by deed from Orvell Leon Smith and wife, of record in Book 2956, page 139, said Register's

of the property conveyed to Trammell, said point also being the easterly boundary of the property conveyed to James C. Ferguson and wife, Pauline Ferguson Book 2598, page 623, said Register's Office; thence in a northerly direction along the easterly line of said Ferguson property, 290 feet to the center of Alta Loma Road; thence easterly 73 feet to the point of the beginning.
Being the same property conveyed to Joe R. Evans and wife, Linda C. Evans by deed of record Book 7082, page 321, Register's Office for Davidson County, Tennessee.

Tract 2

Beginning at an iron rod in the southerly right of way of Alta Loma Road, 468 feet northwesterly from the intersection of the centerline of the said drive and the westerly margin of the L & N Railroad right- of-way and being the northwest corner of the property conveyed to Joe R. Evans and wife, Linda C. Evans, by deed from Mary Semrick, of record in Book 7082, page 321, Register's Office for said County; being the western 73 foot portion of the same property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife Marie Boyd, of record in Book 2451, page 513, Register's Office for said County; thence southeasterly along the western boundary of the property conveyed to Joe R. Evans and wife, Linda C. Evans 265 feet; thence westerly 13.65 feet along the northern boundary of the property conveyed to Lorena Hernandez and Jose Hernandez, by deed, from the Estate of Joe Pyles, of record DB 2002 0611-0071118. being the same property conveyed from Jack Ferguson and wife, Pauline Ferguson, by deed to Raymond Trammel and wife, Twanda Trammel, of record in Book 2746, page 125, Register's Office for said County, also known as 1603 Monticello Ave; thence north 15 feet to the Southeast corner boundary of the property conveyed to Phetsamay Chanthavong by deed from John Sechler and wife, Connie Sechler, of record in DB 2001 0803-0083100; being the same property conveyed to Lillious Lord and wife, Ruth Lord by Walter B Coleman and wife, Darlene Russell Coleman by deed of record in Book 4391, Page 900 Register's Office for said County; also known as 1605 Monticello Ave; continuing north along the easterly boundary of the same property 105 feet to the Northeast corner boundary to a pin marked by surveyor, Delle Land Surveying in 2009 as the Southeast Corner of the property known as 312 Alta Loma Road, being part of the property conveyed by deed from Jack Boyd and wife, Marie Boyd to Jack Ferguson and wife, Pauline Ferguson, of record in Book 2598, page 623, Register's Office for said County; thence Northerly 143.82 feet to point of beginning.

Being the same property conveyed to Linda C. Evans by Order of the Chancery Court for Davidson County, Docket No. 09-2122-IV, of record as Instrument No. 2011 0325-0023007, Register's Office for said County.

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 03405-069.00-000

Mail Tax Statements To:
Linda Carol Evans
310 Alta Loma Road
Goodlettsville, Tennessee 37072-2602

Grantor Signatures:

DATED: 4-4-12

Joe Ronald Evans
1822 Shelley Street
Murfreesboro, Tennessee 37129
615-319-8115

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4 day of April, 2012, before me personally appeared Joe Ronald Evans, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public

My commission expires 4-20-2015

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jason Hill
Affiant

Notary Public

My commission expires 4-20-2015

JASON C. HILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Linda C. Evans, Affiant
Subscribed and sworn before me this the
5th Day of April, 2012.
Fran Cadwell, Deputy Register